

# HILLIER & WILSON



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Guide Price £875,000

## Andover Road, Newbury

A substantial and beautifully presented four bedroom detached family home located on a highly sought after residential road in the south of Newbury, falling within the catchment area of the highly regarded Falkland and Park House schools.

The property is set approaching a quarter of an acre and offers a large driveway for multiple vehicles, double garage, a fantastic garden with an 'appreciated' swimming pool and an outbuilding that features solar panels providing electricity to the house and back to the grid.

The first floor comprises of an entrance hall, recently renovated kitchen with an island leading into the sun room, sitting room, utility room, integral access into the garage, large family room and downstairs shower room. The first floor comprises of a landing leading to the principle bedroom with en-suite, three more double bedrooms and a family bathroom.

Externally, the property has a large driveway accessed via a gated entrance, double garage with electric doors and access to the garden on both sides of the property. To the rear of the property you are met with an outbuilding/home office, pump room for the swimming pool and a spacious garden.

Andover Road is ideally located within walking distance of the highly desirable Falkland and Park House schools, local shops, Sainsbury petrol station as well as David Lloyd and Newbury Rugby. Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- MODERN FOUR BEDROOM DETACHED FAMILY HOME
- PLOT APPROACHING 0.25 ACRES
  - DRIVEWAY PARKING FOR MULTIPLE VEHICLES
  - ELECTRIC DOUBLE GARAGE
  - SWIMMING POOL
- DESIRABLE FALKLAND AND PARK HOUSE SCHOOL CATCHMENT
  - IN EXCESS OF 2000 SQFT
- WALKING DISTANCE TO LOCAL AMMENATIES

Services: Mains services are connected

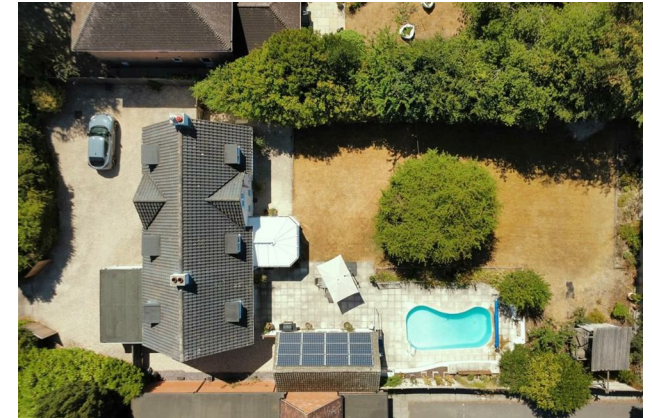
EPC: C Full results can be sent on request



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Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

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