

HILLIER & WILSON

Hook Close
Newbury

Hook Close Greenham Newbury Berkshire RG19 8EZ

A substantial and beautifully presented five bedroom detached family house built by Bellway Homes in 2002 and located on the south side of Newbury, within the catchment area of Park House School. The property benefits from gas central heating, uPVC double glazing, private rear garden, driveway parking and garage. The accommodation is arranged over three floors with the ground floor comprising entrance hall, cloakroom, study, kitchen/breakfast room, utility and spacious sitting/dining room with French doors to the garden. On the first floor is the master bedroom with dressing area and en-suite bathroom, two further double bedrooms and a family bathroom. On the top floor there are two further spacious bedrooms and an additional family bathroom. Externally there is a block-paved driveway at the front of the house, a freestanding large garage and to the rear, a landscaped garden with impressive covered decked seating area, patio, lawn and flower bed borders. The garden backs on to shrub-land of ecological importance due to the presence of the protected Great Crested Newt. Greenham Common is a short walk from the house and provides lovely walks at all times of the year, whilst Newbury Retail Park and Tesco superstore are conveniently nearby.

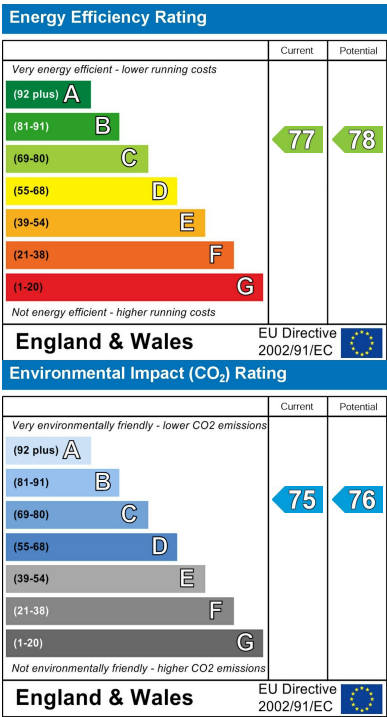
Services:
Mains services are connected.
(Private service charges apply)

EPC:
Full results of Energy Performance
Certificate can be sent on request.

Council Tax:
Band G

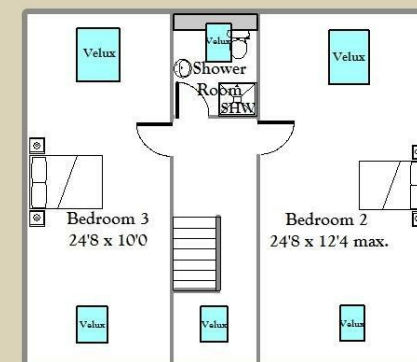
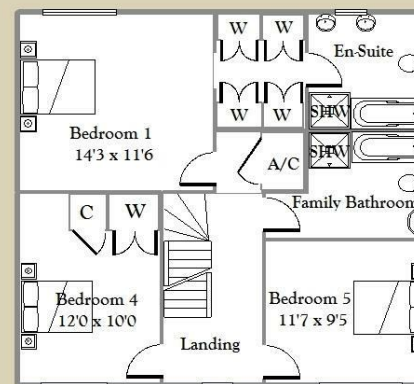
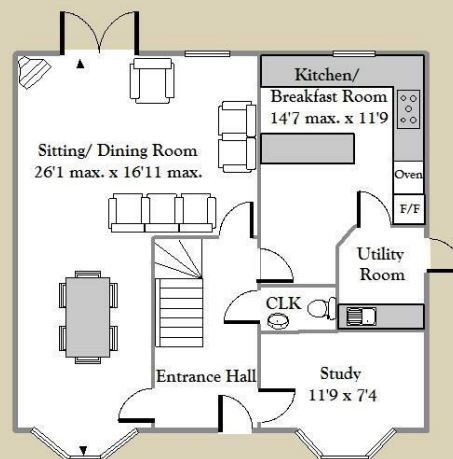
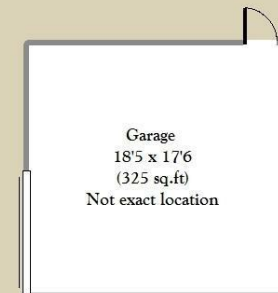
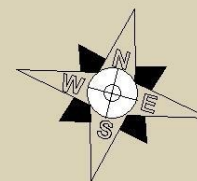
Viewing:
Strictly by confirmed appointment
with **Hillier & Wilson**
01635 522044

Directions
From the office of Hillier & Wilson proceed along Newtown Road at the roundabout go straight ahead up Old Newtown Road, at the college roundabout turn left and head towards the Retail Park proceed along Pinchington Lane and continue straight over two roundabouts. At the third roundabout turn left into Haysoms Drive, then left into Hook Close and the property is immediately on the left.





Hook Close South East, Newbury



APPROX GROSS INTERNAL FLOOR AREA 2185 sq. ft (excluding garage)
For identification only - Not to scale

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

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.

