

HILLIER & WILSON



Willowmead Close  
Newbury

# Willowmead Close Newbury Berkshire RG14 6RW

A four bedroom detached family house, in need of some modernisation but offering great potential to improve and extend (subject to the usual consents). Located in the popular Wash Common area of South Newbury, the house falls within the catchment area of the highly regarded Falkland primary school. The property was built in 1996 and benefits from gas central heating, uPVC double glazing, driveway parking, double garage and south facing rear garden. The ground floor comprises porch, cloakroom, entrance hall, kitchen/breakfast room, dining room, study and spacious sitting room with sliding doors to the patio area. Upstairs is a large master bedroom with fitted wardrobe and en-suite shower room, two further double bedrooms with fitted wardrobes, an additional bedroom and a family bathroom. Externally the property has a gravel driveway and double garage at the front of the house, whilst to the rear is a beautiful enclosed garden with elevated patio area and steps down to a lawn with established flower beds, mature trees and shrubs. Willowmead Close is conveniently located for the local amenities of Wash Common whilst Newbury town centre and mainline railway station are just a short drive away. NO ONWARD CHAIN

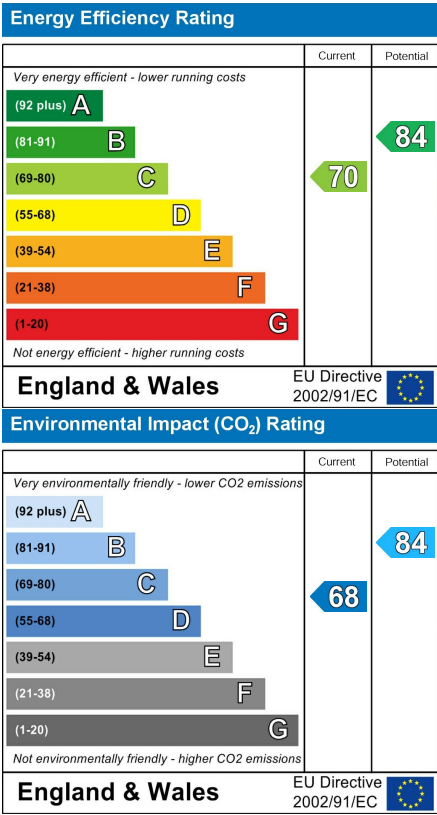
**Services:**  
Mains services are connected.

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

**Council Tax:**  
Band F

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

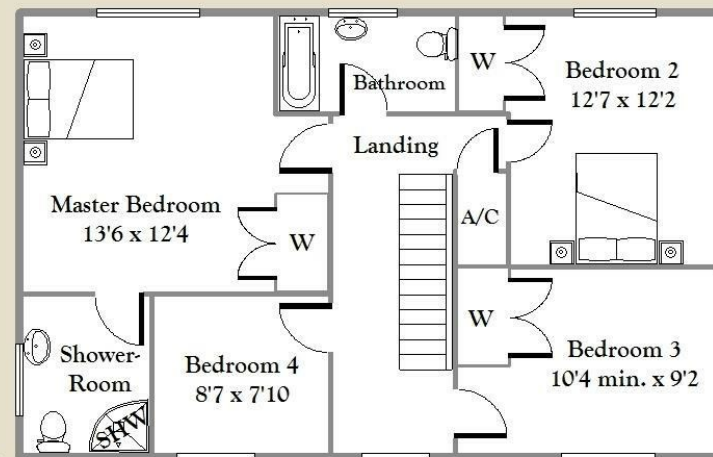
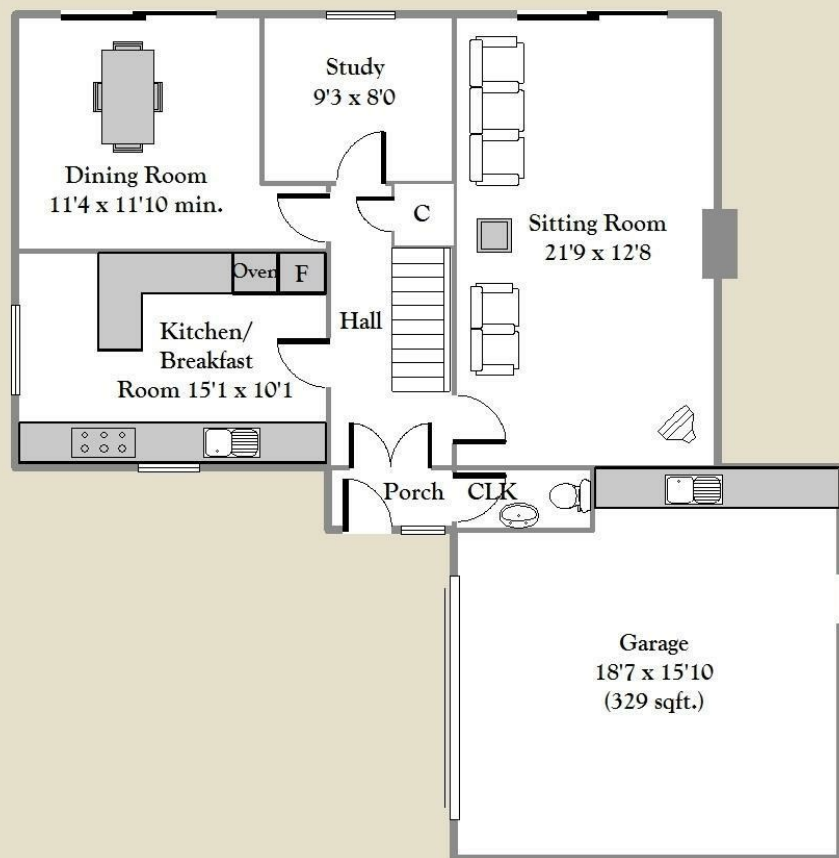
**Directions**  
From Hillier & Wilson offices proceed south along Bartholomew Street, at the roundabout take the third exit onto the Andover Road carry on until you reach the two mini roundabouts, take the second exit continuing along the Andover Road take the seventh turning on the right onto the Conifer Crest.Follow the road down the hill and around to the right, then take the first left into Willowmead Close and the property can be found tucked away straight ahead.



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## Willowmead Close, Newbury



APPROX GROSS INTERNAL FLOOR AREA  
1712 sq. ft. (Including 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.

