

HILLIER & WILSON



Night Owls
Newbury

Night Owls Newbury Berkshire RG19 8SB

A beautifully presented five bedroom detached family house built in 2001, located in a cul-de-sac on the south side of Newbury. The property offers substantial living accommodation and benefits from gas central heating, uPVC double glazing, south facing rear garden, ample driveway parking and a double garage. The ground floor comprises entrance hall, family room/study, dining room, sitting room, conservatory, kitchen/breakfast room with granite worktops and fitted appliances, utility room and cloakroom. On the first floor there is a master bedroom with en-suite bathroom, a second bedroom with en-suite shower room, two further bedrooms and a family bathroom. On the top floor there is an additional double bedroom with a store room and eaves storage space. Externally there is a beautifully kept, part-walled rear garden which is mostly laid to lawn with a patio seating area; whilst to the front is off road parking via driveway. Night Owls is located just a stone's throw from Greenham Common offering picturesque walks throughout the year, and also falls within the catchment area of the highly regarded Park House School. The property is located just a short drive from the town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour.

Services:

Mains services are connected.
(Service charge applies)

EPC:

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

Council Tax:

Band G

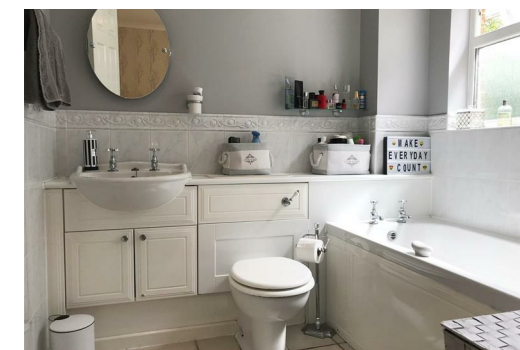
Viewing:

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 three mini roundabout's. Take the next left onto Nigh Owls, where the property can be found tucked away to the left.





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.

Night Owls, South Newbury

