

# HILLIER & WILSON

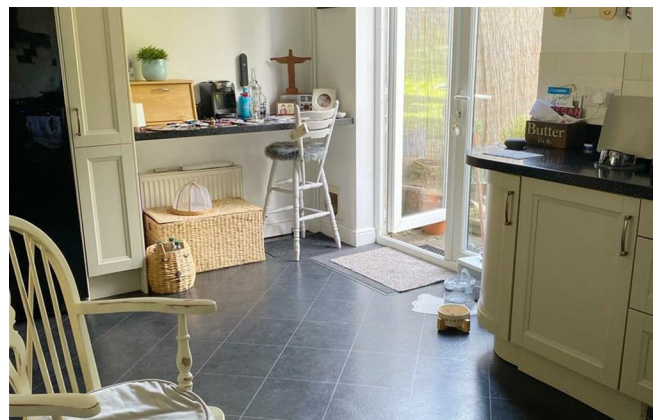
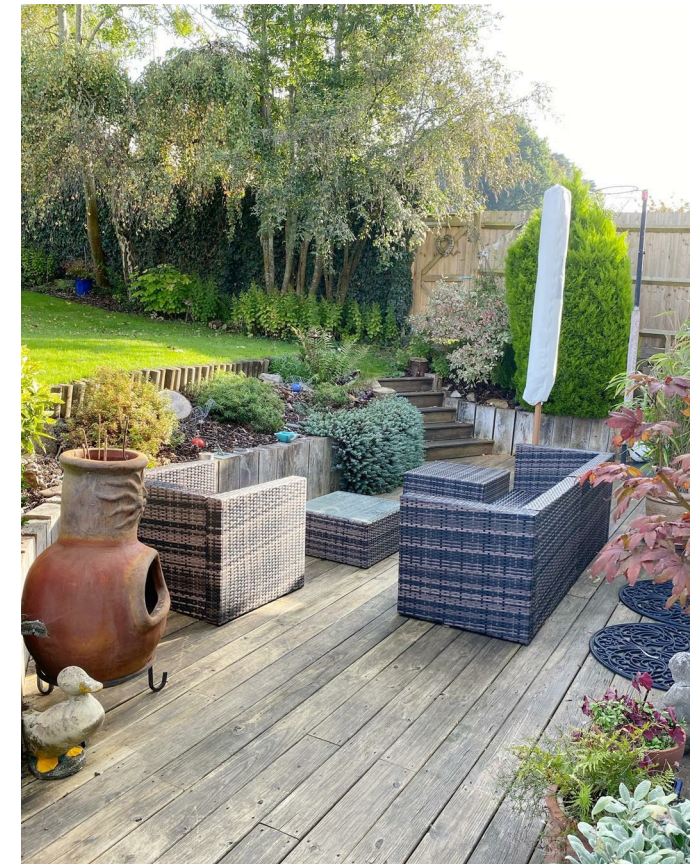


Valley Road, Newbury, RG14 6HN

## Valley Road, Newbury

A deceptively spacious five bedroom family home located in a popular area on the south side of Newbury. The property offers flexible accommodation measuring 2004 sq.ft in size and boasts a good sized plot, whilst other benefits include gas central heating, uPVC double glazing, garage and off road parking.

The ground floor comprises entrance hall, study, cloakroom, utility, family room, kitchen and sitting room with French doors onto the garden. Upstairs there is a principal bedroom with en-suite shower room, four further bedrooms and a family bathroom. Externally there is an enclosed and private rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area. To the front, there is off road parking via driveway. Valley Road falls within the catchment area of the highly regarded John Rankin and St. Barts schools and is conveniently located for Newbury town centre and the mainline railway station which provides regular direct links to London Paddington taking less than an hour.





- FIVE BEDROOM FAMILY HOME
- LOCATED IN A POPULAR AREA IN THE SOUTH OF NEWBURY
- MEASURING 2004 SQ.FT IN SIZE
- FLEXIBLE LIVING ACCOMODATION
- PRIVATE AND ENCLOSED REAR GARDEN
- JOHN RANKIN & ST BARTS SCHOOL CATCHMENT

Services:

Mains services are connected

EPC: Rating C

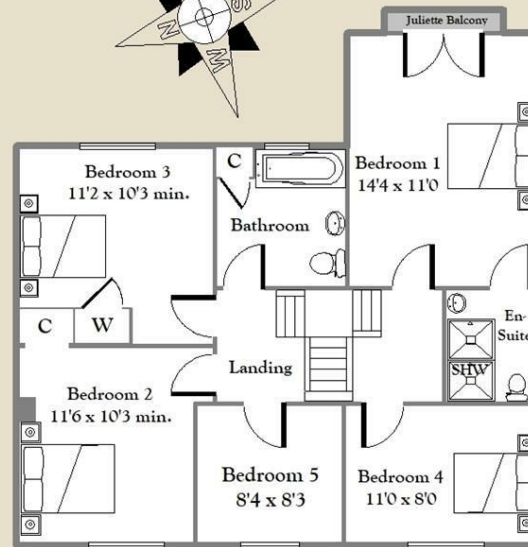
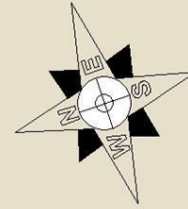
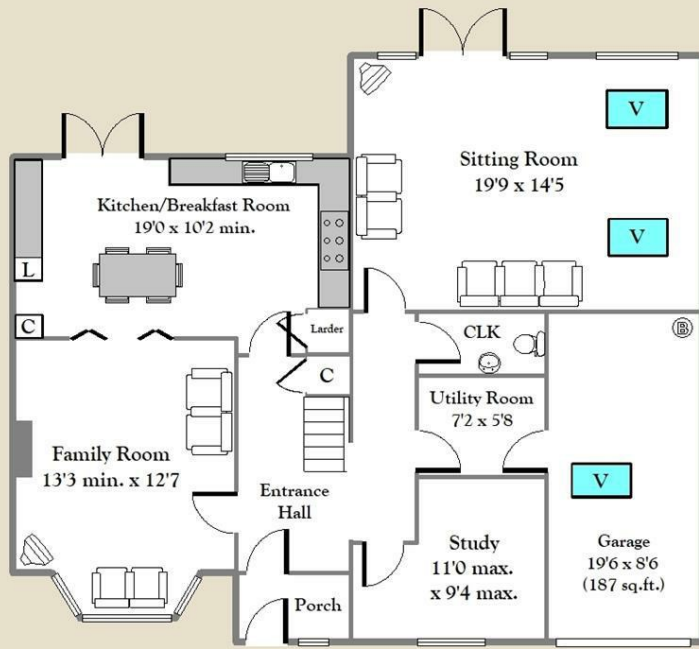
Full results can be sent on request

Council Tax:

Band C



# Valley Road, Newbury



APPROX. GROSS INTERNAL FLOOR AREA 2003 sq.ft. (186 sq.m) (Including Garage) - For identification only - Not to scale  
 Hillier & Wilson LTD



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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.

HILLIER & WILSON

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