

HILLIER & WILSON



Lopcombe Place  
Wash Water



# Lopcombe Place Wash Water Newbury RG20 0BR

**\*\*REDUCED FOR QUICK SALE\*\*** A newly built four bedroom detached family home located in the sought after area of Wash Water, just south of Newbury. Number 4 is the only four bedroom property in a landmark development with views over open countryside, whilst other benefits include 10 year warranty, air source heating and solar hot water, underfloor heating throughout the ground floor, uPVC triple glazing and off road parking. The ground floor comprises entrance hall, study, cloakroom, utility room, sitting room with log burner and Milano kitchen/dining room with stone work surfaces and fitted appliances. Upstairs, there are two double bedrooms with en-suite shower room, two further double bedrooms and a family bathroom. Externally there is a landscaped rear garden which is mainly laid to lawn with planted trees and borders, whilst to the front there is off road parking via driveway. Wash Water is ideally located just a short drive from the local amenities of Wash Common and Newbury town centre, whilst also surrounded by beautiful countryside, including the nearby National Trust nature reserve, The Chase. **NO ONWARD CHAIN**

**Services:**

Mains services are connected.  
(Except Gas)  
(Air Source Heat Pump)

**EPC:**

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

**Council Tax:**

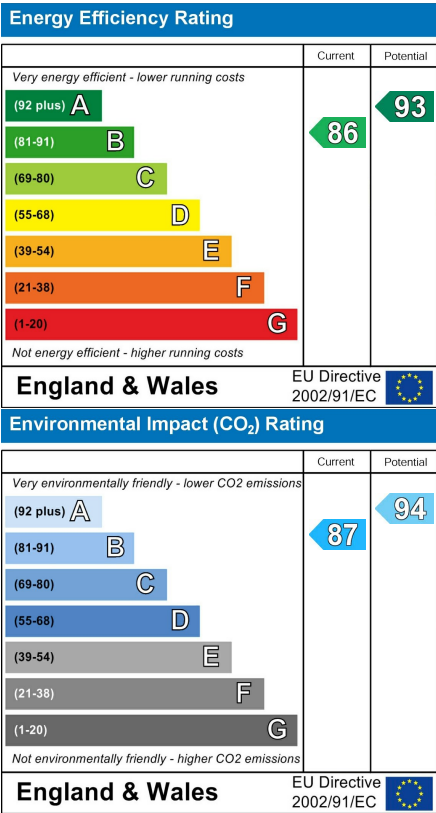
Band F

**Viewing:**

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

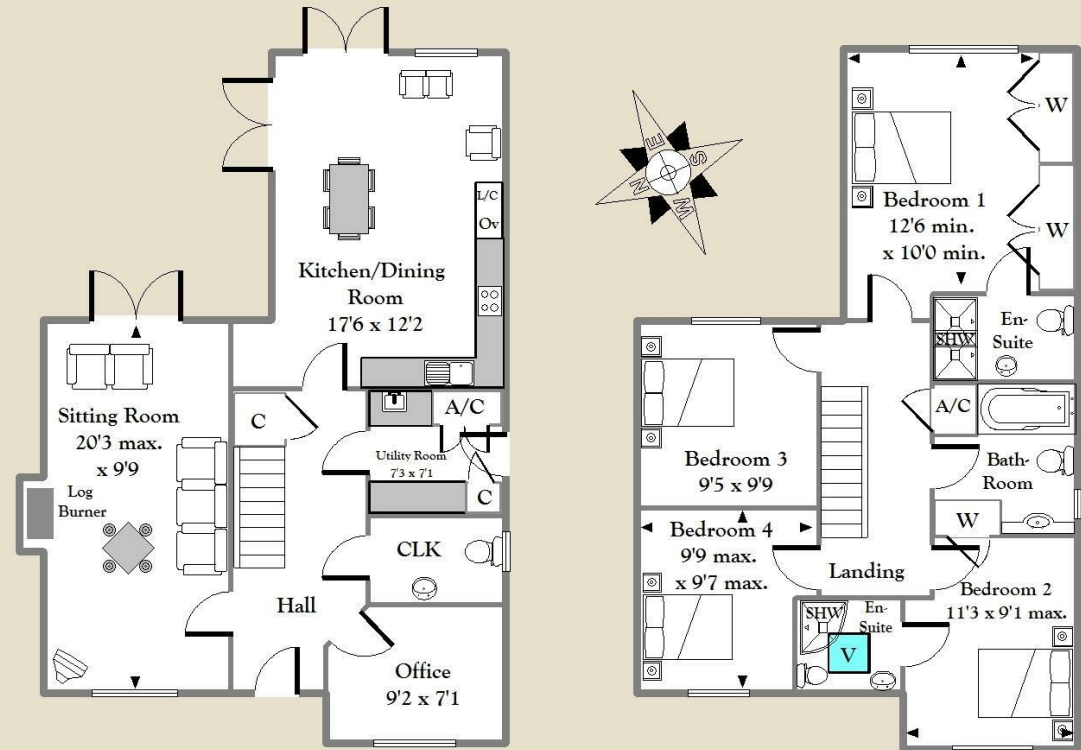
**Directions**

From the offices of Hillier & Wilson proceed south along the Andover Road. At the two mini-roundabouts continue straight across remaining on the Andover Road continue straight ahead, proceed over the small bridge and the property is on the left hand side.





# Lopcombe Place, Wash Water



APPROX GROSS INTERNAL FLOOR AREA 1409 sq.ft. - For identification only - Not to scale - Hillier & Wilson LTD

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.



