

HILLIER & WILSON



Water Lane, Newbury, RG19 8SS

Water Lane, Newbury

An immaculately presented five bedroom detached family home located in a peaceful location on the south side of Newbury, boasting views overlooking the countryside, yet conveniently situated for local amenities. The property has been modernised throughout by the current owners, whilst other benefits include gas central heating, uPVC double glazing, off road parking and garage. The ground floor comprises entrance, hall, cloakroom, dining room, sitting room, modern kitchen/breakfast room with built-in appliances and Quartz work surfaces, and a utility room. Upstairs there are two double bedrooms with fitted wardrobes and en-suite shower rooms, three further double bedrooms (two of which have built-in wardrobes) and a family bathroom. Externally there is a well maintained rear garden which is mainly laid to lawn with mature borders and a patio area, whilst to the front of the property there is a double garage and off road parking via driveway. Water Lane is located on the south side of Newbury and falls within the catchment area of The Willows 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.





- FIVE BEDROOM DETACHED FAMILY HOME
- IMMACULATELY PRESENTED
- MODERNISED THROUGHOUT
- REAR GARDEN OVERLOOKING FIELDS
- KITCHEN/BREAKFAST ROOM WITH QUARTZ WORK SURFACES
- DOUBLE GARAGE AND OFF ROAD PARKING

Services:

Mains services are connected
(Service charge applies)

EPC: Rating C

Full results can be sent on request

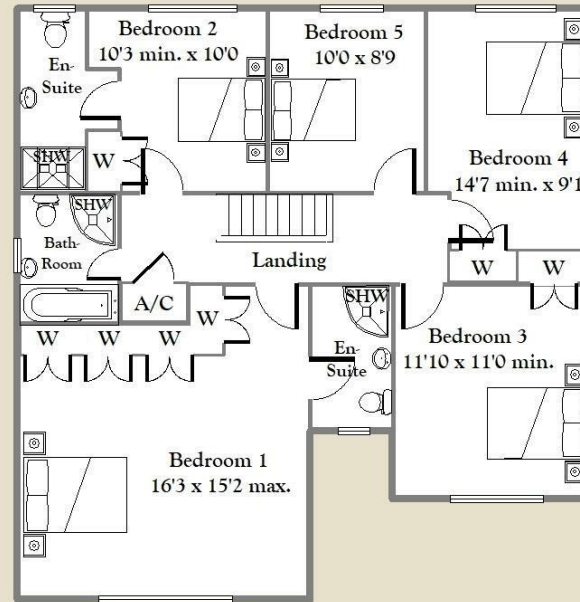
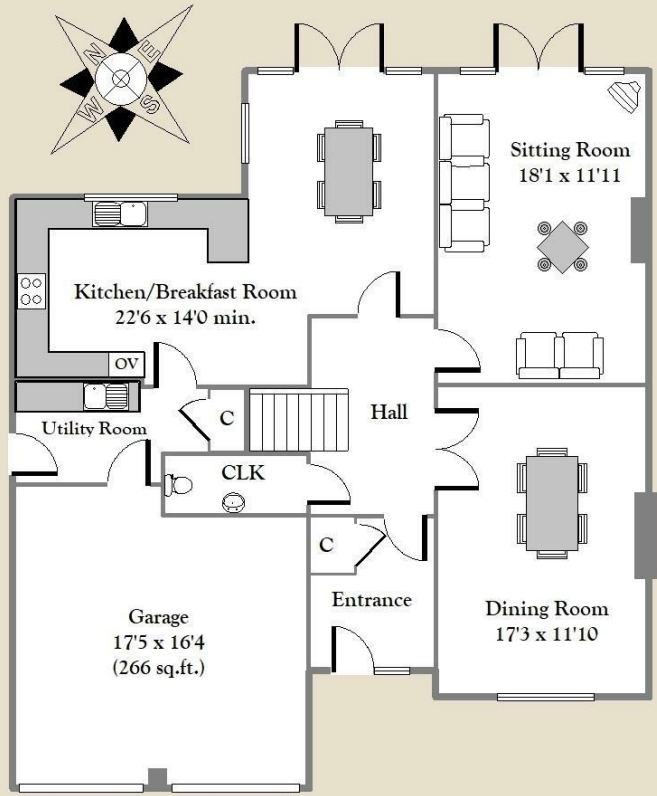
Council Tax:

Band G



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The Sycamore Water Lane



APPROX. GROSS INTERNAL FLOOR AREA 2219 sq.ft. - (206 sq.m) (Including Garage)
For identification only - Not to scale - Hillier & Wilson LTD



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.

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Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE