

HILLIER & WILSON



Rectory Close, Newbury, RG14 6DD

Rectory Close, Newbury

A beautifully presented and spacious 1930s four bedroom family home located on a popular residential road within walking distance of Newbury town centre and within the catchment areas of the highly regarded St. Nic's, St. John's and St. Bart's Schools. The property benefits from gas central heating, part double glazing, south facing garden and a detached double home office that is ideal for working from home or as potential annex. The ground floor comprises of an entrance hall, cloakroom, porch, study, sitting room with bay window, dining room and kitchen/breakfast room. Upstairs, there are four good-sized double bedrooms (two with ample fitted wardrobes) and a family bathroom.

Externally, the property has a separate home office building with two rooms, a storage area and a cloakroom. There is block paved off road parking for several vehicles and a mature garden which is mostly laid to lawn with hedge borders. Rectory Close is ideally located just a short walk from Newbury railway station where there are regular direct links to London Paddington taking less than an hour.

COMPLETE ONWARD CHAIN





- BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME
- ST NIC'S, ST JOHN'S & ST BART'S SCHOOL CATCHMENT
- DOUBLE HOME OFFICE (WITH ANNEX POTENTIAL)
- POPULAR RESIDENTIAL ROAD IN SOUTH NEWBURY
 - OFF-ROAD PARKING VIA DRIVEWAY
- *COMPLETE ONWARD CHAIN*

Services: Mains services are connected

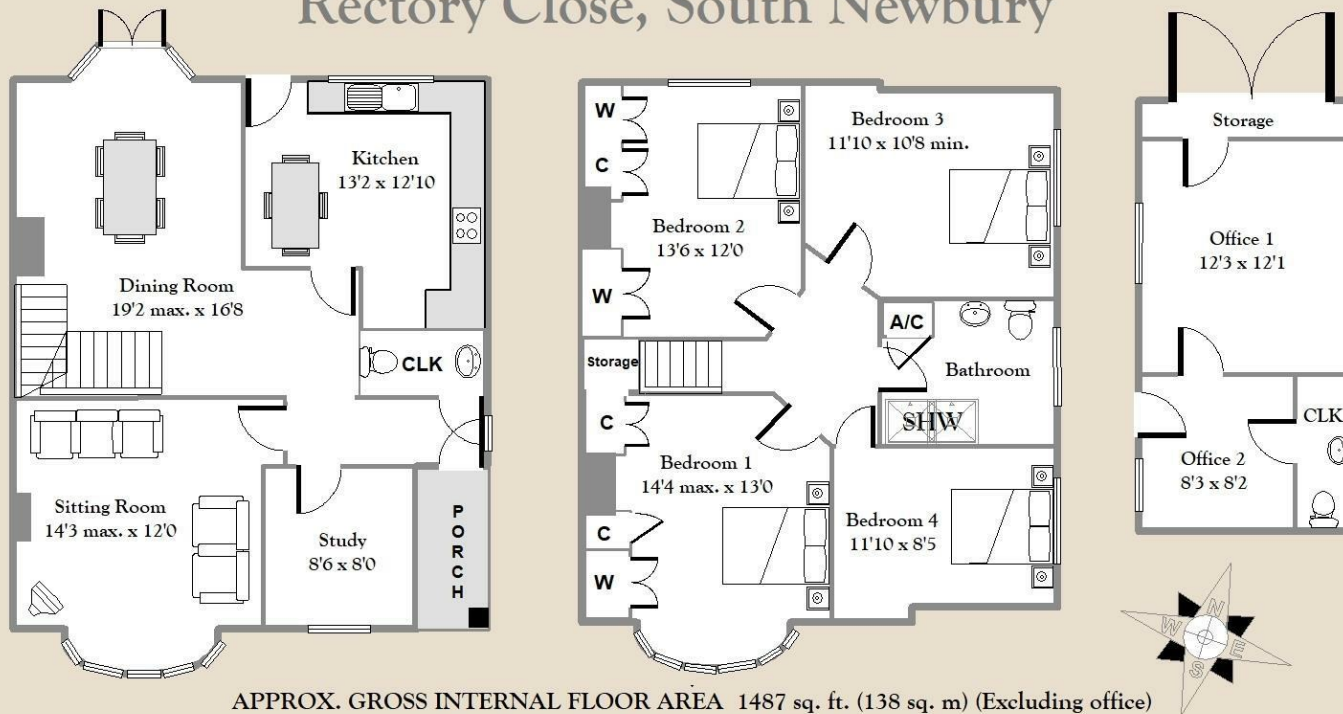
EPC Rating: D

Full results can be sent on request

Council Tax Band: E



Rectory Close, South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1487 sq. ft. (138 sq. m) (Excluding office)
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.

