

# HILLIER & WILSON



Priory Road  
Newbury



# Priory Road Newbury Berkshire RG14 7QN

A charming and immaculately presented four bedroom Victorian family house, located on a sought-after residential road in South Newbury, within the catchment of the highly regarded St John’s and St Bart’s schools. The property offers great potential to extend (subject to the usual consents) whilst other benefits include gas central heating, garage, off road parking, cellar and double glazed windows (all bar one). The ground floor comprises entrance hall with doorway to the cellar, sitting room with bay window and feature fireplace, dining room with feature fireplace, modern contemporary kitchen with stone composite work-surfaces, a separate utility room and a cloakroom. On the first floor is the spacious master bedroom, a second double bedroom and a modern family bathroom with freestanding tub and walk-in shower. On the top floor there is a study and two further double bedrooms, each with eaves storage space. Externally there is a garage and off road parking to the side of the house, a low maintenance front garden and to the rear, an enclosed garden measuring approximately 120 ft. in length with two large patio areas, lawn and a shed which has power connected. Priory Road is very conveniently located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London, Paddington taking less than an hour.

**Services:**  
Mains services are connected.

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

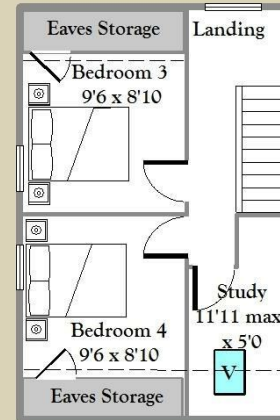
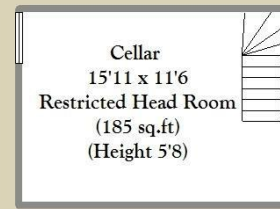
**Council Tax:**  
Band D

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

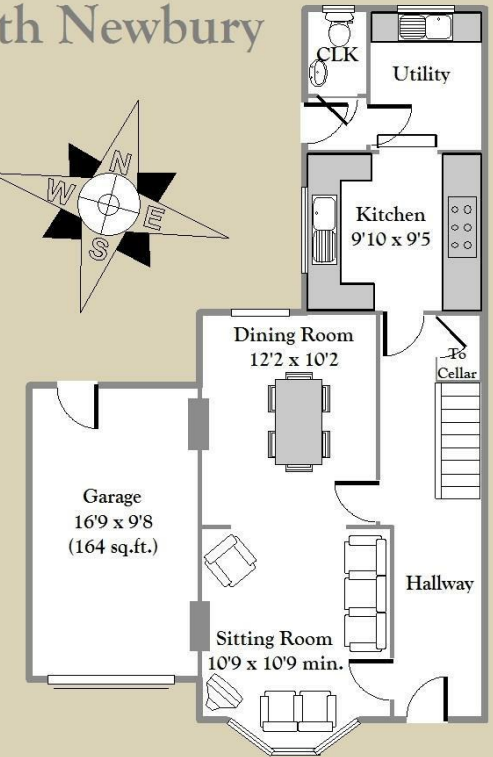
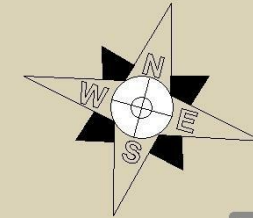
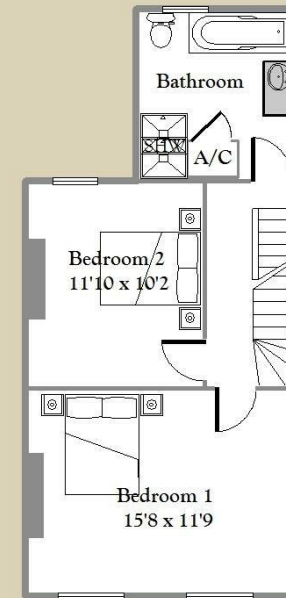
**Directions**  
From Hillier & Wilson offices proceed south to the roundabout and continue straight over into Newtown Road. Take second left into Priory Road and the property will be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>70</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC





## Priory Road, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1364 sq. ft  
(Excluding garage and cellar)  
For identification only - Not to scale

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.



