

HILLIER & WILSON



Valentine House  
Wash Water



# Wash Water Newbury Hampshire RG20 0LS

A spacious four bedroom detached family home located in the sought after area of Wash Water, just south of Newbury. The property sits on a plot measuring in excess of a quarter of an acre and offers potential to extend (subject to the usual consents), whilst other benefits include oil fired central heating, double glazing and ample off road parking. The ground floor comprises entrance hall, cloakroom, study, dining room, sitting room, kitchen/breakfast room and utility room. Upstairs, there is a principle bedroom with en-suite bathroom and a large built-in wardrobe, three further bedrooms and a family bathroom. Externally there is a private rear garden which is mainly laid to lawn with a stoned seating area and a garage/gym with power and light, offering potential to become a home office. To the front of the property, there is a double garage with roof storage and ample 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)

## EPC: Rating E

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

## Council Tax:

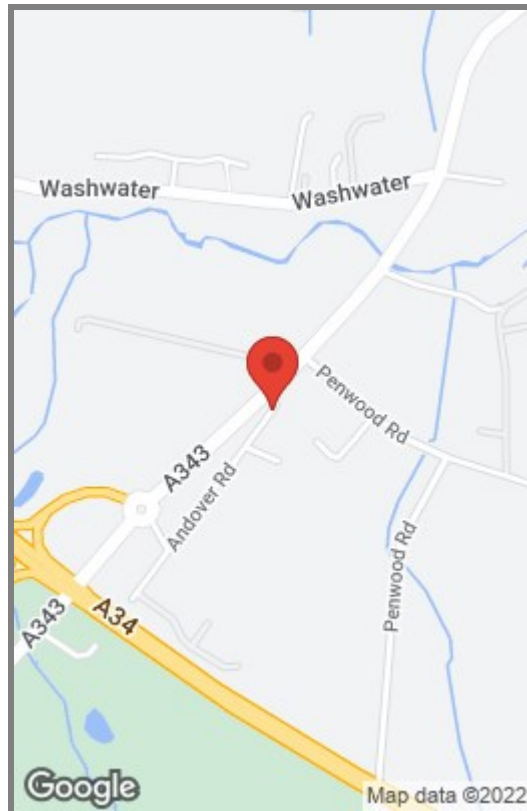
Band F

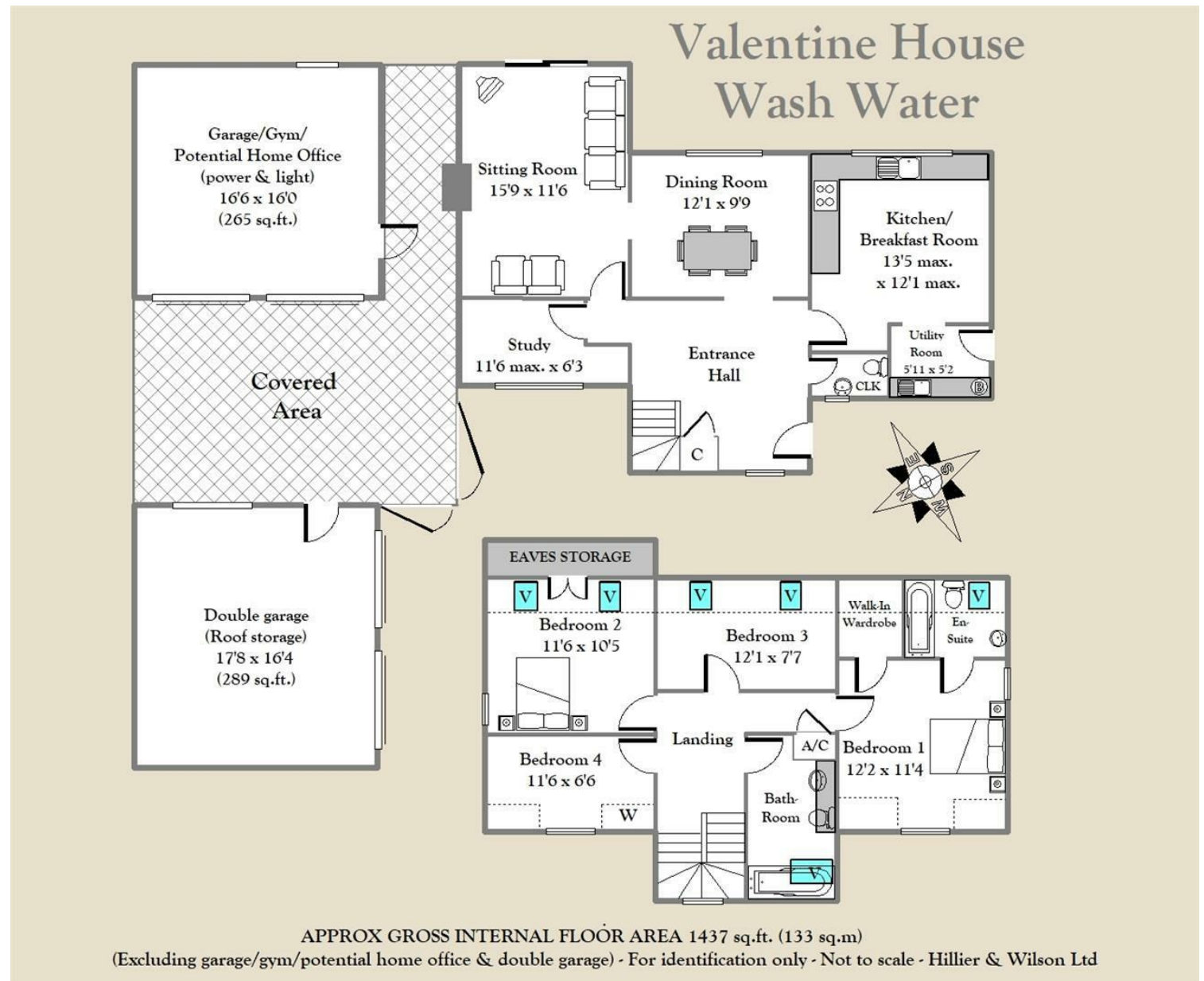
## Viewing:

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, going over the bridge and then take a left at the next roundabout, then take another left and proceed to the end of the road; the property will be found on the right hand side.





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.



