

HILLIER & WILSON



Treetops
Harts Lane, Burghclere

Harts Lane 2925 sq.ft (2022) Burghclere Hampshire RG20 9JN

An extended four/five detached family home located in the popular village of Burghclere, just south of Newbury. The property measures nearly 3,000 sq.ft. in size and offers further potential, with some work to be completed, whilst other benefits include oil fired central heating, double glazing, double garage and large driveway. The ground floor comprises entrance hall, two bay fronted reception rooms, two double bedrooms, modern family bathroom, media room, utility room, light and spacious kitchen/breakfast room with under floor heating and fitted Miele appliances and a sitting room with log burner. Upstairs, there is a double bedroom with en-suite shower room and a walk-in wardrobe. Externally, there is an enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a stoned seating area; whilst to the front of the property there is ample off road parking via driveway. Burghclere is a picturesque village with a variety of footpaths offering stunning rural walks at all times of the year. The market town of Newbury just a few miles away and has a mainline railway station providing regular direct links to London Paddington taking less than an hour.

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

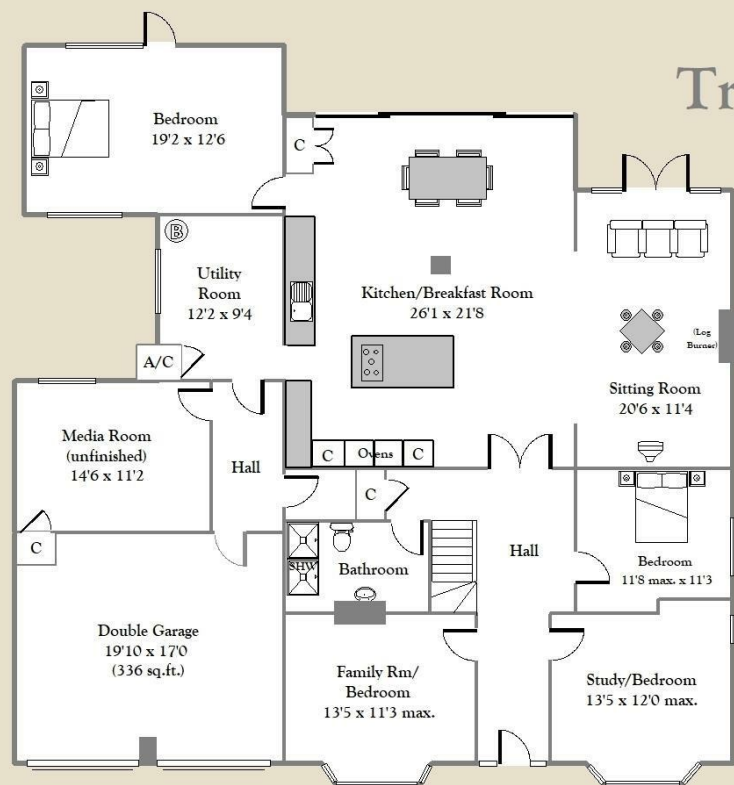
Hillier & Wilson

01635 522044

Directions

From the offices of Hillier & Wilson proceed south to the A339, take the road to Basingstoke after approximately one mile take first turning right to Burghclere, pass the Clere School, at the junction proceed onwards, then at the next junction turn left onto Harts Lane the property can be found on the right hand side.





Tree Tops, Harts Lane Burghclere



APPROX GROSS INTERNAL FLOOR AREA 2925 sq.ft (271 sq.m) (Including Garage) - 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.

