

HILLIER & WILSON



Priory Place
South Newbury

Priory Place Newbury Berkshire RG19 8XT

A spacious four bedroom detached family house in a quiet location neighbouring fields on the south side of Newbury, not far from the town centre. The property benefits from gas central heating, uPVC double glazing, driveway parking, double garage and southerly facing rear garden. The ground floor comprises entrance hall, cloakroom, study, modern kitchen/dining room with separate utility, dining room with French doors to the garden and a spacious sitting room with log burner and French doors to the garden. Upstairs is the master bedroom with fitted wardrobe and en-suite shower room, three further double bedrooms and a modern family bathroom. Externally, there is block-paved driveway parking and double garage at the front of the house, whilst to the rear is a mature garden with patio area, lawn and an elevated decked seating area overlooking the field behind the property. Priory Place is very conveniently located for Newbury Retail Park and Tesco superstore whilst Greenham common is just a stone's throw away. Newbury town centre is within a short drive of the house and has a mainline railway station which provides regular direct links to London Paddington taking less than an hour.

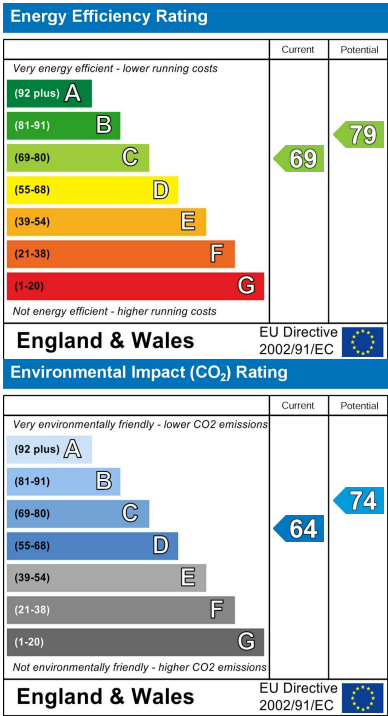
Services:
Mains services are connected.

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

Council Tax:
Band F

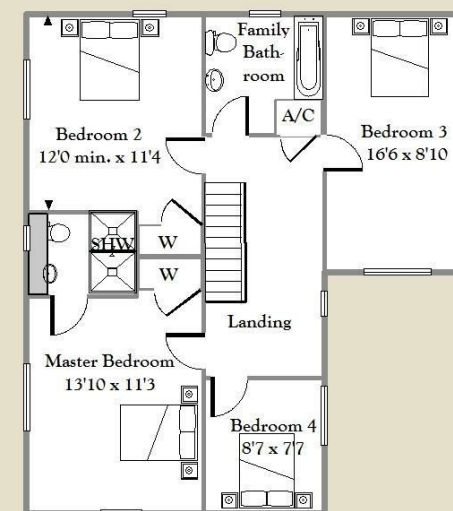
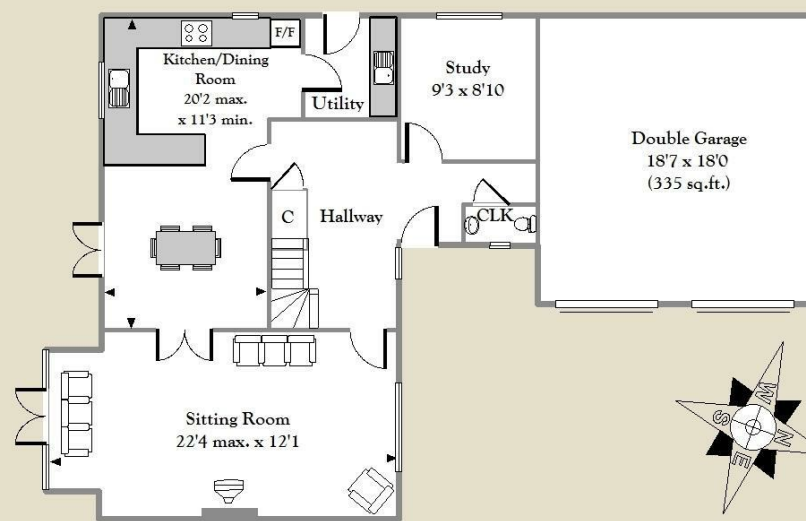
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044

Directions
From the office of Hillier & Wilson proceed along Newtown Road at the roundabout go straight ahead up Old Newtown Road, at the college roundabout turn left and head towards the Retail Park proceed along Pinchington Lane and continue straight over two roundabouts. At the third roundabout turn right into Deadmans Lane, then take the first right continuing on Deadmans Lane and take the second left into Priory Place and the property can be found at the very end down a gravel track.





Priory Place, South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1958 sq. ft (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.

