

HIDDENWELL

NEWBURY • WEST BERKSHIRE



BLACK CYGNET

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Hiddenwell is a beautifully presented modern family home, built and finished to an extremely high standard, offering the best of contemporary living and well proportioned accommodation throughout.

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Reception hall • Kitchen/dining area • Utility • Sitting room
• Playroom • Cloakroom
.....

Master bedroom with en suite • Guest bedroom with en suite
and Dressing room/Study • Two further bedrooms
• Family bathroom
.....

Integral garage • Private south facing gardens
.....



Hiddenwell

Situated in a quiet but hugely convenient location the property benefits from being positioned in a no through road. On the ground floor the house offers a bright and welcoming sitting room with beautiful wood flooring and log burning stove. The wall facing the rear garden is completely glazed with two sets of doors leading outside, which offers an abundance of natural light. There is also a beautiful kitchen/ dining room with adjoining utility room, a versatile playroom, cloakroom and integral garage. Upstairs there is a master suit with an en suite shower room, a guest room with adjoining dressing room/ study, which could also be easily converted into a 5th bedroom and two further bedrooms which are serviced by the family bathroom. There is also the potential to convert the loft into additional living accommodation if required. Finally, the house is

approached over a gravelled driveway which also provides access to the garage. The rear garden is south west facing and is laid to lawn with attractive flower beds and a wooden deck area, ideal for outside entertaining.

Newbury, Berkshire

Hiddenwell is conveniently situated in a desirable area 1.5 miles from the centre of Newbury.

The market town of Newbury offers a wide range of amenities including a main line rail link to London Paddington, a theatre, cinema, gyms, golf courses and a large range of retail outlets. The area also benefits from excellent connections to the M4 and the A34, offering access to London, Reading, Oxford, Swindon, Basingstoke, the West Country, the Midlands and the south coast.

There are a wide range of schools in the area, both state and private. Of particular note are Falkland Primary School, St. Bartholomew's Secondary School and Park House Secondary School Thorngrove, Cheam, St.Gabriel's, Downe House, Horris Hill and Bradfield College.



Services

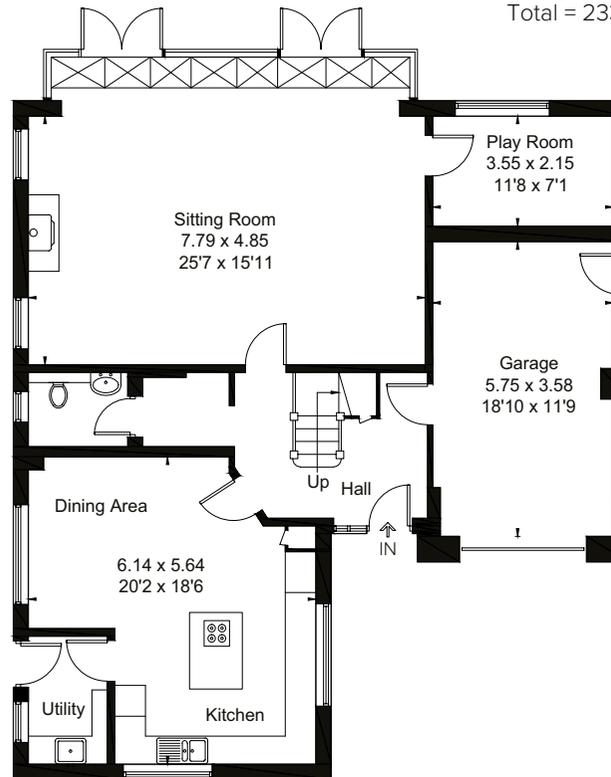
- Mains water, electricity and drainage
- Broadband via BT is available by subscription
- Council tax – Band G 2019/2020 £3,049.63
- West Berkshire Council
- Sat Nav for RG14 6JS

Fixtures And Fittings

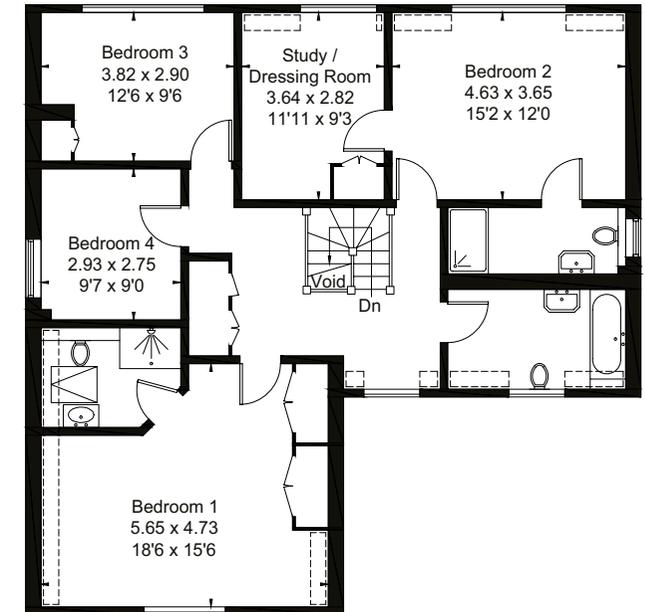
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Floor Area
 House = 213.4 sq m / 2297 sq ft
 Garage = 20.5 sq m / 221 sq ft
 Total = 233.9 sq m / 2518 sq ft



Ground Floor



First Floor



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.