HILLIER & WILSON



Paddock Road, Newbury, RG14 7DG

Tel: 01635 522044
sales@hillierandwilson.co.uk

Guide Price £635,000

Paddock Road, Newbury

A characterful and thoughtfully extended four-bedroom 1930s family home, occupying a generous corner plot in a sought-after South Newbury location. Ideally positioned for highly regarded schools, including St John's, St Nic's and St Bart's, and within easy walking distance of Newbury railway station, offering direct services to London Paddington in as little as 45 minutes.

The property boasts a substantial rear garden and exciting potential for further extension (STPP), including the opportunity to create a versatile and impressive open-plan kitchen/dining/family space, enlarge the existing living accommodation and potentially extend the first-floor bedrooms.

The ground floor comprises a porch, entrance hall, cloakroom, sitting room with log burner, dining room, conservatory, spacious kitchen/breakfast room and utility room. Upstairs are four bedrooms, including a principal bedroom with en-suite, and a family bathroom. Whilst comfortable and functional, the property would benefit from some modernisation, particularly the bathrooms, offering buyers an excellent opportunity to personalise their new home.

Externally, the generous enclosed rear garden features mature hedging, lawn, patio and decking, providing excellent space for family enjoyment and entertaining, whilst offering further development potential. A paved driveway and garage provide ample off-road parking.

With St John's Infant School close by, the highly regarded St Bartholomew's secondary school within walking distance, and convenient access to the town centre and London transport links, this home offers an exceptional combination of location, space and future potential.

NO ONWARD CHAIN









- 1930s CHARACTERFUL FOUR BEDROOM FAMILY HOME
- ST BART'S, ST JOHN'S & ST NIC'S SCHOOL CATCHMENT
- POPULAR RESIDENTIAL ROAD IN SOUTH NEWBURY WITH GOOD ACCESS TO TOWN & STATION
- GENEROUS CORNER PLOT & SCOPE TO EXTEND FURTHER (STTP)
- POTENTIAL TO CREATE VERSATILE OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
- AMPLE OFF-ROAD PARKING VIA DRIVEWAY & GARAGE
- *NO ONWARD CHAIN*

Services: Mains services are connected
EPC Rating: D
Full results can be sent on request
Council Tax Band: E

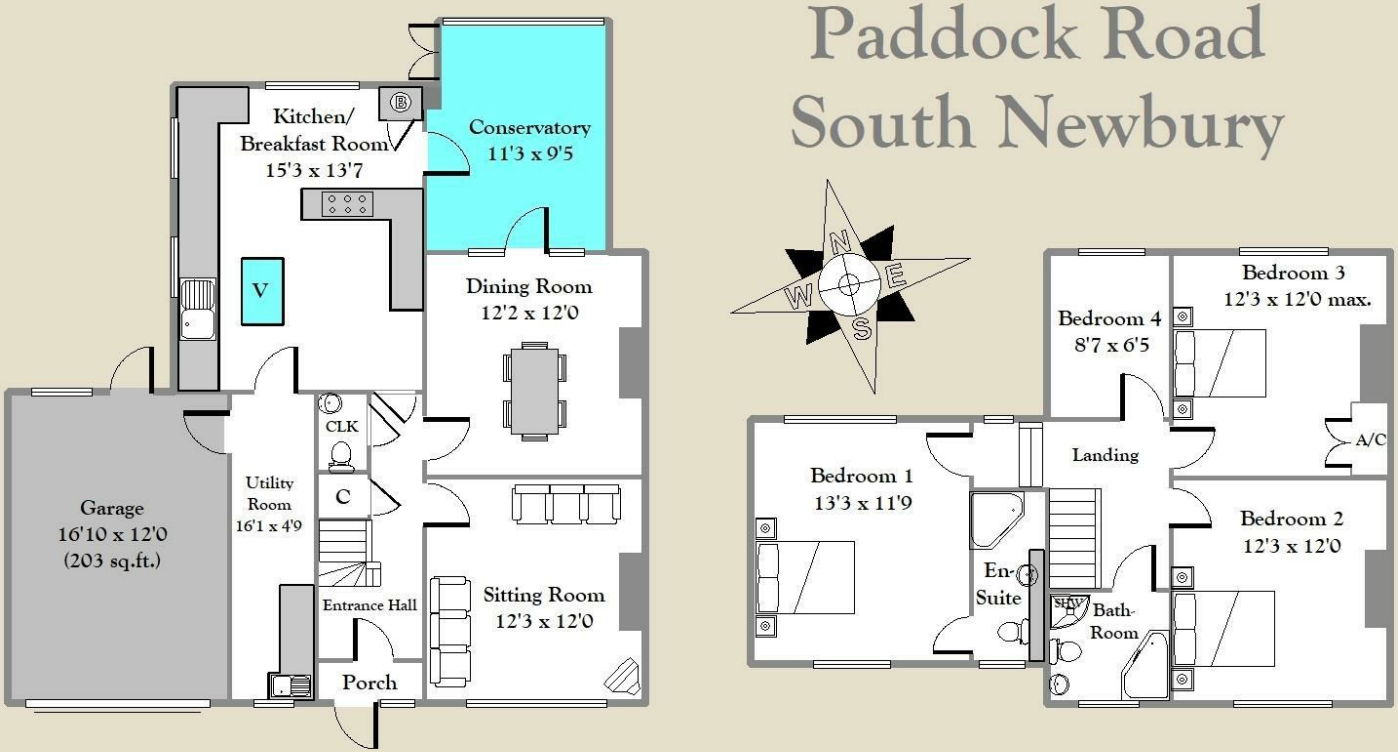






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Paddock Road
South Newbury



APPROX. GROSS INTERNAL FLOOR AREA 1709 sq.ft (Including Garage) - For identification only (not to scale) - Hillier & Wilson LTD.







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.

