HILLIER & WILSON



Ashcourt - Dormer Close, Newbury, RG14 6NL

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Guide Price £1,195,000

# Dormer Close, Newbury

A deceptively large five/six bedroom detached family home located in a quiet, sought after cul-de-sac on the south side of Newbury. The property boasts accommodation measuring 3,367 sq.ft in total with 876 sq.ft of that dedicated to a one bedroom self-contained annex, whilst other benefits include a plot measuring in excess of a fifth of an acre, zoned gas central heating, double glazing, solar panels, garage, car port and off road parking. The ground floor comprises of an enclosed porch, entrance hall, dining room, sitting room, kitchen, breakfast room, utility room and shower room. There is then a one bedroom annex which consists of a hall, kitchen, sitting/dining room, double bedroom with fitted wardrobes and a shower room. Upstairs there is a substantial principal bedroom with en-suite bath/shower room and fitted wardrobes, four further bedrooms (all of which have fitted wardrobes) and a family bathroom. Externally there is a southerly, well-established, private rear garden which is mainly laid to lawn and bordered by a yew hedge along with flower beds, patio seating areas, Pergola and a brick shed. To the front of the property there is off road parking via driveway along with car port (complete with EV charging port) and garage. Dormer Close is ideally located within walking distance of Newbury town centre and mainline railway station which provides regular direct links to London Paddington taking less than an hour. It also falls within the catchment area of the highly regarded Falkland and Park House schools.









- FIVE/SIX BEDROOM DETACHED HOUSE
- SOUGHT AFTER CUL-DE-SAC LOCATION
- SPACIOUS ACCOMMODATION MEASURING 3367 SQ.FT IN TOTAL
- PLOT MEASURING IN EXCESS OF 1/5 ACRE
- SELF CONTAINED ONE BEDROOM ANNEX
- FALKLAND & PARK HOUSE SCHOOL CATCHMENT

Services: Mains services are connected

EPC: Rating C
(Annex: C)
Full results can be sent on request

Council Tax Band: G (Annex: A)

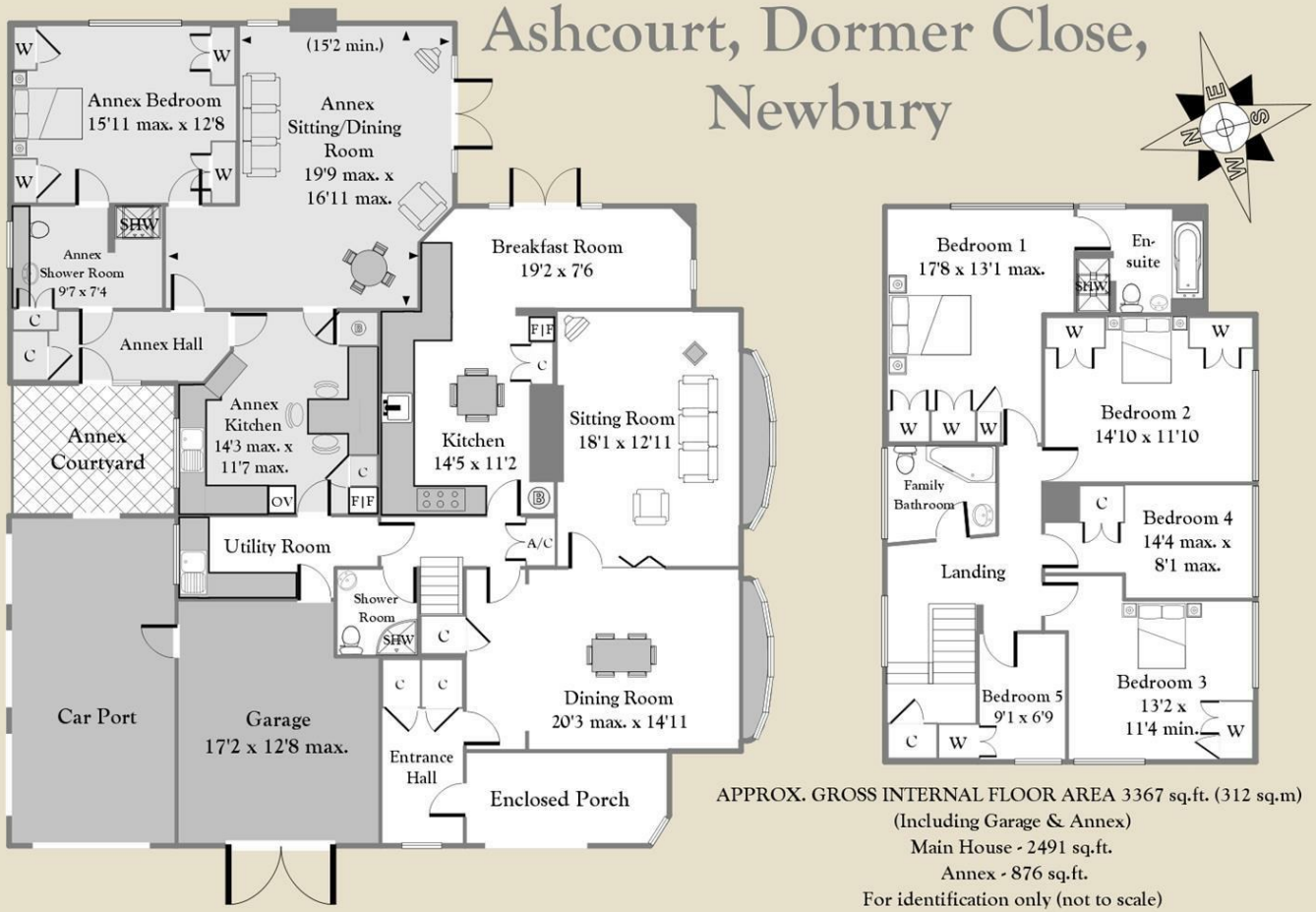






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# Ashcourt, Dormer Close, Newbury




APPROX. GROSS INTERNAL FLOOR AREA 3367 sq.ft. (312 sq.m)
(Including Garage & Annex)
Main House - 2491 sq.ft.
Annex - 876 sq.ft.
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.

