HILLIER & WILSON



Malvern Villa - Craven Road, Newbury, RG14 5NJ

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Guide Price £775,000

Craven Road, South Newbury

A beautifully presented and characterful five bedroom Victorian town house situated in a highly sought after residential road near to Newbury town centre, that expertly blends period charm, original features and modern convenience into a complete family home.

The property is arranged over three floors and benefits from spacious living accommodation that measures approximately 2,260 sq.ft, original features throughout (including the original tiled entrance hall, fireplaces, sash windows and coving), gas central heating and off-road parking to the rear of the property (with an E.V. charging point).

The ground floor consists of the beautiful entrance hallway, sitting room, family room, study, downstairs cloakroom and stunning open plan kitchen/breakfast room. The first floor has three double bedrooms (one of which has an ensuite shower room) and a large family bathroom. The second floor has a further two double bedrooms, an excuse-me room and shower room.

Externally, there is a private rear garden that is primarily laid to lawn with a patio, shed and access to a paved parking space at the rear of the property that is large enough for multiple vehicles. To the front of the property access is via a wrought iron gate and tile pathway that runs through the front garden.

Craven Road falls within the catchment areas of the highly regarded schools, St John's, St Nic's and St Bart's, is very conveniently located within walking distance of the town centre and mainline railway station which offers regular direct links to London Paddington.









- BEAUTIFULLY PRESENTED & CHARACTERFUL FIVE BEDROOM VICTORIAN TOWN HOUSE
- ST BART'S, ST JOHN'S & ST NIC'S SCHOOL CATCHMENT
- SPACIOUS LIVING ACCOMMODATION MEASURING 2,260 SQ.FT.
- ORIGINAL FEATURES THROUGHOUT
- OFF-ROAD PARKING AND E.V. CHARGER AT REAR OF PROPERTY
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA IN SOUTH NEWBURY WITH CONVENIENT ACCESS TO TOWN CENTRE & RAILWAY STATION

Services: Mains services are connected

EPC: Rating: D
Full results can be sent on request

Council Tax Band: E





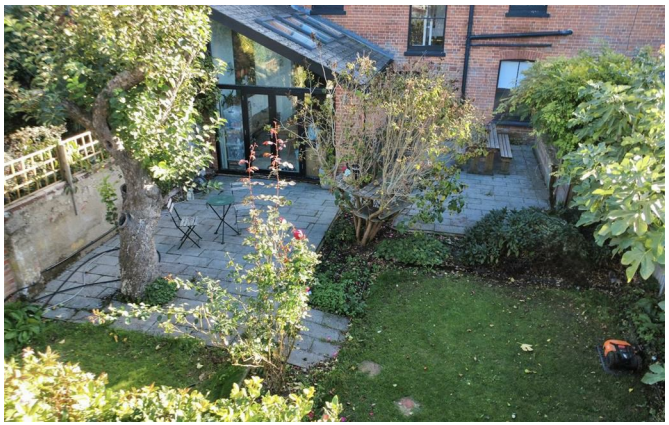


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APPROX. GROSS INTERNAL FLOOR AREA 2260 sq.ft.
For identification only - Not to scale - Hillier & Wilson LTD







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.

