HILLIER & WILSON




Gorselands, Newbury, RG14 6PX

# Gorselands, Newbury

A versatile four bedroom detached family home located in a sought after, quiet residential road on the south side of Newbury, falling within the highly regarded schools of Falkland and Park House.

The property benefits from four double bedrooms, modernised kitchen, off street parking, garage and a private rear garden. Whilst, other benefits include gas central heating and uPVC double glazing.

The ground floor comprises of a porch, entrance hallway, sitting room with an open fire, kitchen, dining room, utility room, two double bedrooms and a family bathroom. The first floor offers an additional two double bedrooms with eaves storage and family bathroom.

Externally the property includes off street parking for at least two vehicles and a further parking space in the garage as well as a work shop. To the rear of the property you have a patio area and a mature enclosed Easterly facing garden.

Gorselands is ideally located close to the local amenities of Wash Common whilst also just a short drive from 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. NO ONWARD CHAIN.









- SPACIOUS FOUR BEDROOM DETACHED HOME
- WELL PRESENTED
- NO ONWARD CHAIN
- OFF STREET PARKING VIA A DRIVEWAY
- DETACHED GARAGE AND WORKSHOP
- FALKLAND AND PARK HOUSE CATCHMENT

Services: Mains services are connected

EPC: TBC Full results can be sent on request

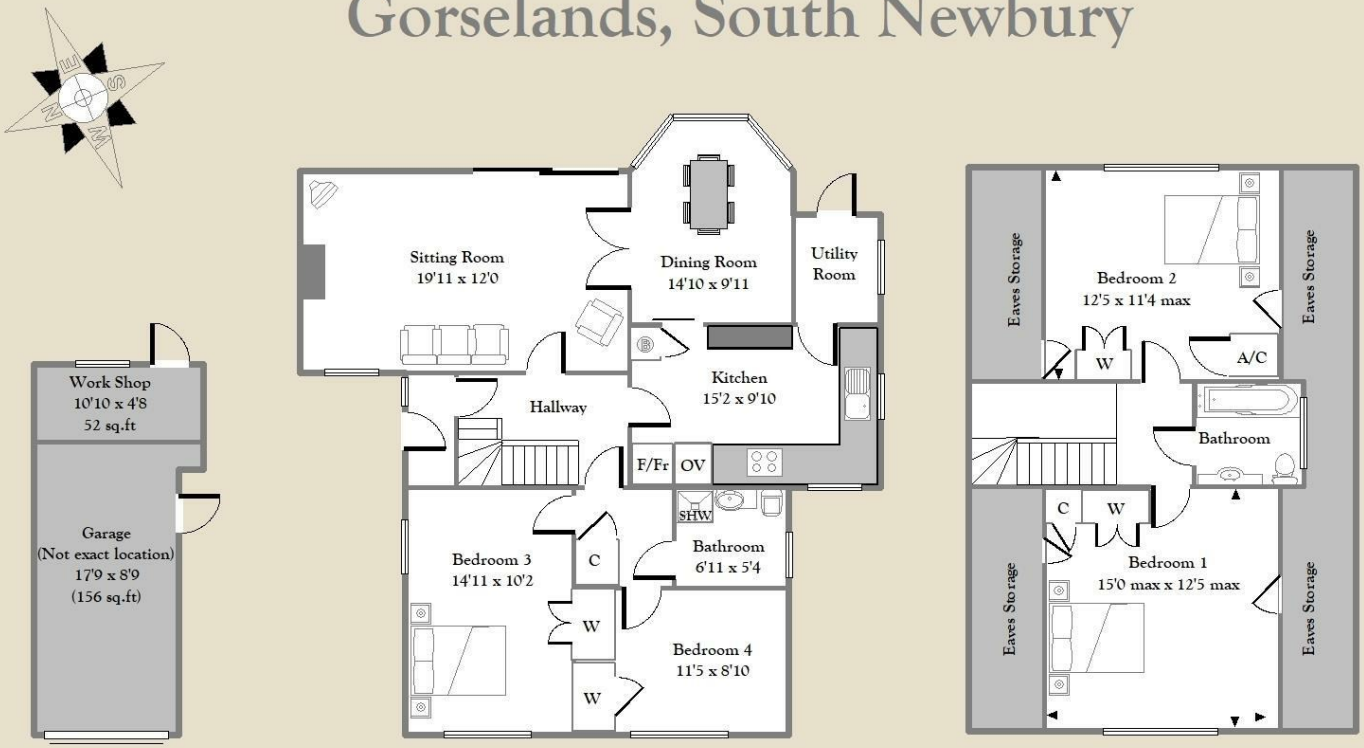
Council Tax Band: F







# Gorselands, South Newbury




**APPROX. GROSS INTERNAL FLOOR AREA 1489 SQ.ft (138 sqm) (Excluding Garage and Store Room)**
**For identification only - Not to scale - Hillier & Wilson Ltd**

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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.

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