

# HILLIER & WILSON

A two-story brick house with a dark tiled roof and white guttering. The house features a green garage door on the left, a white-framed double door with glass panes in the center, and a large white-framed window to the right. The upper floor has three white-framed windows. The house is surrounded by a green lawn and various plants, including roses. A neighboring house with dark siding is visible on the left.

Kingsland Grange  
South Newbury



# Kingsland Grange Newbury West Berkshire RG14 6LH

A four bedroom detached family house located on a popular road to the south side of Newbury town centre, within the catchment area of both the highly regarded John Rankin and St Bart’s schools. The property benefits from gas central heating, majority uPVC double glazing, driveway parking, large garage and westerly facing rear garden. The ground floor comprises entrance hall, cloakroom, sitting room with sliding doors to the garden, dining room and kitchen/breakfast room. Upstairs there is a master bedroom with fitted wardrobe and en-suite shower room, three further double bedrooms (each with fitted wardrobes) and a family bathroom. Externally, there is an immaculately kept front garden with rosebush border, driveway parking and integral garage. To the rear of the house is an attractive, enclosed garden which has a split level lawn, established trees and shrubs and a patio area. Kingsland Grange 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.

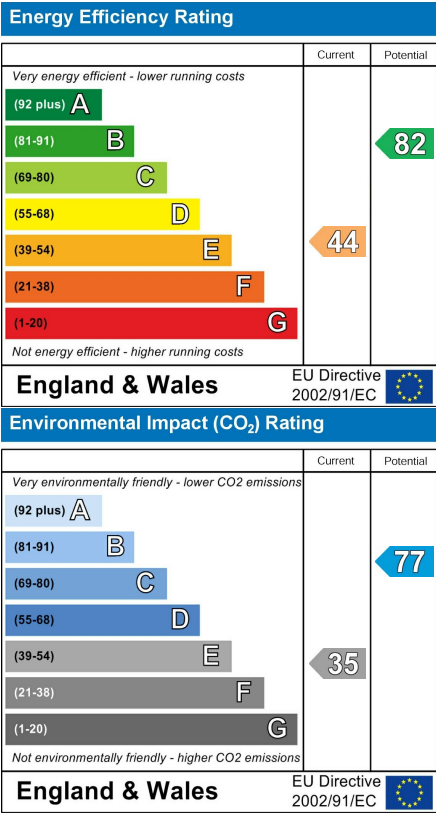
**Services:**  
Mains services are connected.

**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**  
Band F

**Viewing:**  
Strictly by confirmed appointment with **Hillier & Wilson**  
01635 522044

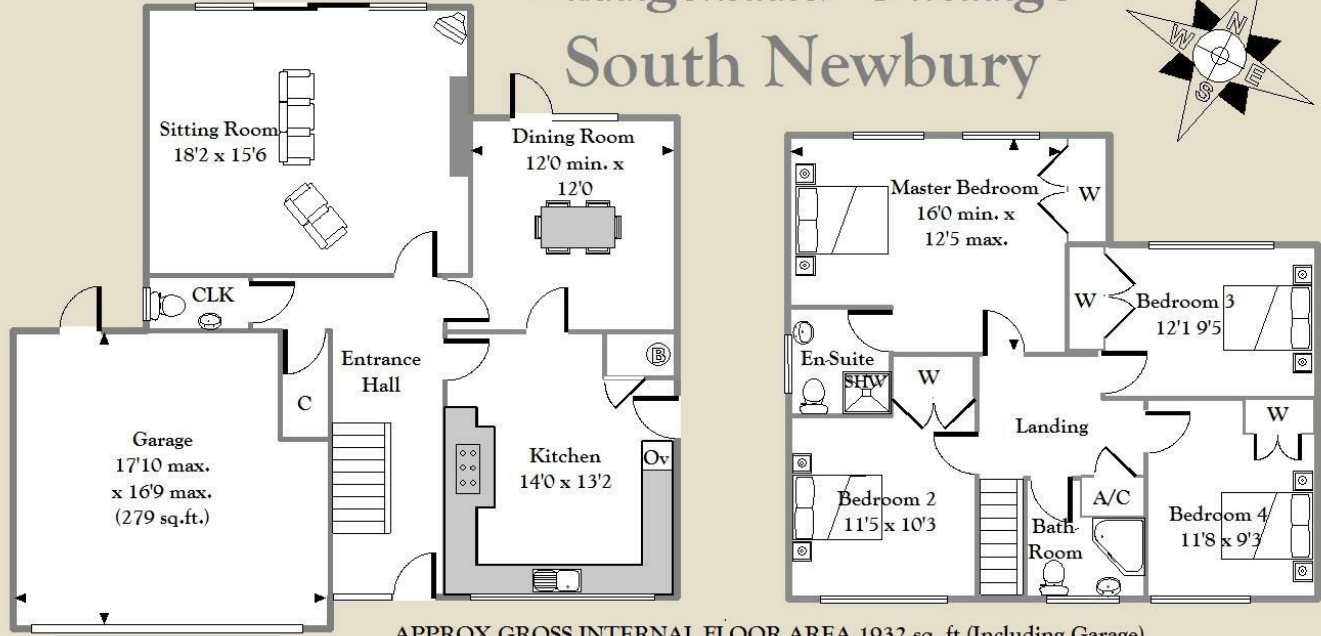
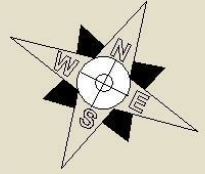
**Directions**  
From Hillier and Wilson offices head south along Bartholomew Street and then take the third exit off the roundabout heading along the Andover Road. Proceed past the speed camera and take the right into Kingsland Grange then left after entering and the property can be found on the right hand side.







# Kingsland Grange South Newbury



APPROX GROSS INTERNAL FLOOR AREA 1932 sq. ft (Including Garage)  
For identification only - Not to scale - Hillier & Wilson Ltd

Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044

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.



