



Harrier Road

Cricketts

Harrier Road, Bishops Green, Newbury, RG20 4AB

£425,000



#### DESCRIPTION

An immaculate three-bedroom detached family home located in the sought-after village of Bishops Green, offering picturesque views over an open field. This beautifully presented property enjoys a prime location with a community village shop within walking distance and excellent transport links. Newbury Business Park and Tesco Superstore are just a short drive away, adding convenience to its charm.

The current owners have maintained the home to an exceptional standard, highlighted by the addition of a stunning orangery overlooking a private, walled garden. The accommodation is spacious, light, and thoughtfully designed, providing a perfect blend of comfort and practicality. Upon entering, you are welcomed by a bright and inviting hallway, leading to a downstairs cloakroom/utility room. The fitted kitchen is a chef's delight, featuring a range of bespoke cabinetry, integrated appliances, a pull-out larder, and elegant quartz work surfaces. The good-sized lounge is a warm and inviting space, with French doors opening into the orangery, which features bi-fold doors seamlessly connecting the indoors to the landscaped garden. Upstairs, the master bedroom benefits from an ensuite shower room, while two further bedrooms and a modern family bathroom complete the first floor.

The outside space is a true highlight, with a beautifully landscaped, low-maintenance walled garden. A large patio area provides the perfect setting for alfresco dining, while steps lead to a section of Astro-turf and a pathway to the single garage. A driveway in front of the garage offers additional off-road parking.

This property combines style, functionality, and an enviable location, making it a perfect choice for families or professionals seeking a home in this popular village setting. .

- 🏠 Entrance hallway
- 🏠 Cloak room/utility
- 🏠 Modern kitchen
- 🏠 Large lounge
- 🏠 Extended orangery
- 🏠 Master bedroom with ensuite
- 🏠 Family bathroom
- 🏠 2 further bedrooms
- 🏠 Garage
- 🏠 Low maintenance garden
- 🏠 Gas central heating
- 🏠 Rural location and outlook
- 🏠 No onward chain

## Directions

Proceed south out of Newbury on the A339 for approximately 2 miles at the roundabout opposite Greenham Park take the third exit sign posted to Bishops Green on the Ecchinswell Road continue for approx. 1 mile and turn right into Ash Road. At the bend turn right into Harriers Road proceed to the bottom of the road and the property will be found on the left handside.

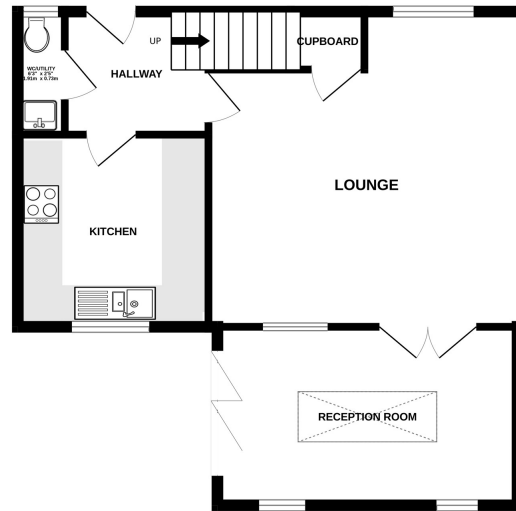
## Local Information

Bishops Green is a charming, rural village situated just to the south of Newbury, nestled within an Area of Outstanding Natural Beauty. Surrounded by open fields and the rolling countryside, it offers a peaceful and scenic environment perfect for nature lovers and those seeking a quieter life. The village is home to a lovely pond, adding to its idyllic charm, and boasts a historic church that adds character to the community.

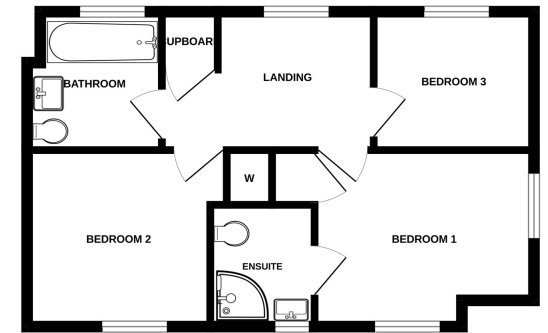
Bishops Green benefits from its proximity to Kingsclere, which offers a variety of local amenities, including schools, a medical centre, and a selection of shops, restaurants, and pubs. For more extensive retail options, Newbury town centre is a short drive away, offering major retailers, independent stores, and a vibrant mix of restaurants, public houses, and wine bars. The town also offers recreational facilities, including golf courses, fishing on the Kennet & Avon Canal, and horseracing at Newbury Racecourse. There is a strong choice of both independent and state schools for families, catering to both primary and secondary levels.

In terms of transport links, Bishops Green is conveniently located for commuters, with easy access to the M4 at junction 13, approximately 10 miles away, and the A34 nearby. Newbury and Thatcham stations provide direct rail links to London Paddington, and Basingstoke, around 13 miles to the east, offers a direct service to London Waterloo.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 85        |
| (69-80)                                     | <b>C</b> | 75                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

NOTE: These details are believed to be materially correct although their accuracy is not guaranteed and they do not form part of any contract. All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded. Measurements are given as a guide only and should not be relied upon for carpets and furnishings. The Agent has not tested any of the services, fittings or equipment and so does not verify that they are in working order.



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