





## 13 GREENACRES WOOLTON HILL RG20 9TA

- Newbury town and mainline station 4.5 miles
- M4 (J13) 6 miles
- A34 1.5 miles
- Excellent village location with good amenities

Covered porch and cloakroom · entrance hall with turned staircase and under stairs cupboard · sitting room · study · kitchen/dining room · conservatory · utility room · double garage · 4 comfortable bedrooms, all with built in storage · family bathroom with bath and shower · lovely private gardens to a south westerly aspect · double-glazing · available chain free · Council Tax Band E · Energy Rating E

### SITUATION

Woolton Hill is a well-regarded area south-west of Newbury. Together with the adjoining villages of Highclere and Broad Layings, it forms a scattered community that is surrounded by attractive countryside, which includes The Chase, a delightful area of woodland much used for local recreation, partly owned by The National Trust. Communications from here are very good, both by road and rail. Within the village, there is a small store/post office, doctors surgery, well regarded infant and junior schools, church, village hall, children's playground and public house.

### DESCRIPTION

This attractive detached house offers good practical accommodation, the front door opens to an entrance hall with cloakroom and stairs to first floor. To the right side there is a generous sitting room with double doors leading to a good quality brick-based conservatory. To the left side there is a modern kitchen/dining room with utility giving useful coverage to outside and giving integral access into the double garage. The ground floor accommodation is completed with a useful study. Upstairs the feeling of light and space continues with 4 comfortable bedrooms all with storage and a family bathroom with bath and separate shower.

**A BRIGHT AND SPACIOUS DETACHED FAMILY HOUSE. THE PROPERTY BENEFITS FROM 3 RECEPTION ROOMS, 4 BEDROOMS, DOUBLE GARAGE AND GENEROUS PARKING. AVAILABLE CHAIN FREE.**



## OUTSIDE

The property sits comfortably in its plot with extensive frontage and a generous driveway with access to the double garage. The rear garden is a particular feature of the property and has a sunny aspect and offering a large level lawn with gravelled border and attractive shrubs, plants and evergreens.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected, oil fired central heating

**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band E

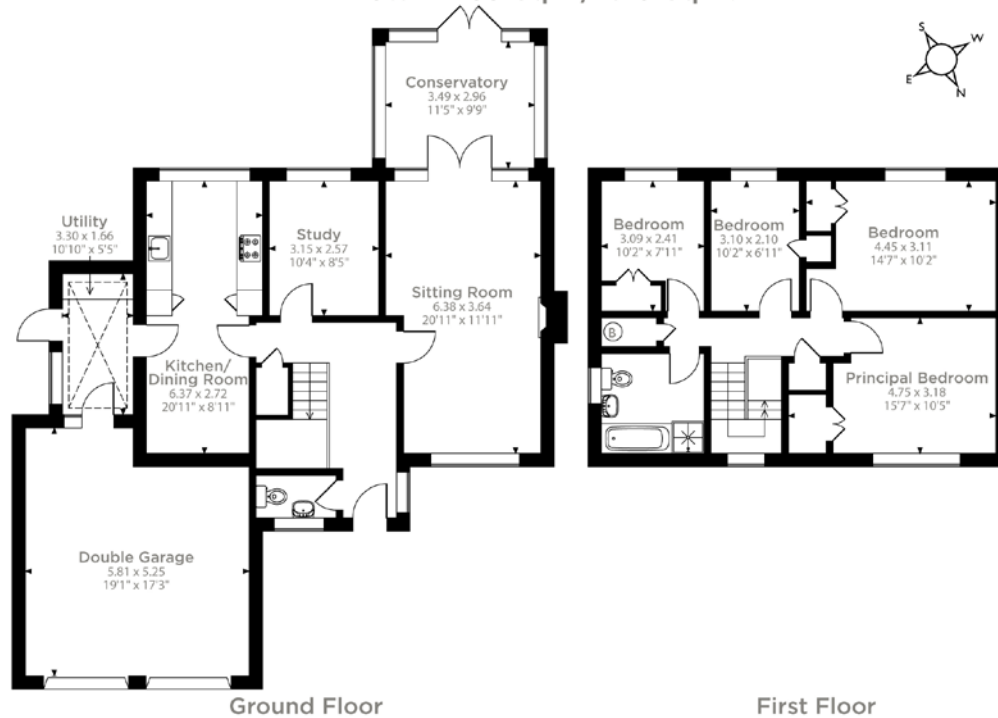
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 9TA





13 Greenacres, Woolton Hill, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 141 Sq M/1518 Sq Ft  
 Garage = 28 Sq M/301 Sq Ft  
 Total = 169 Sq M/1819 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

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