



## THE OLD SHOP

Guide Price £1,000,000

Carter Jonas



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## **THE OLD SHOP TRADE STREET WOOLTON HILL RG20 9UJ**

- Newbury 5 miles (London Paddington approx. 50 minutes)
- Whitchurch 12 miles (London Waterloo approx. 65 minutes)
- M4 (J13) 8 miles, A34 2 miles, London 60 miles

Porch · inner hall · cloakroom · sitting room · study · family room · kitchen/dining room · utility · rear hall linking the property to the workshop · principal bedroom with dressing room and en suite shower room · 4 further bedrooms · family bathroom · boiler room · workshop · barn · store room · stable · ample gravel drive · private and level garden of 0.38 acres backing onto protected open space · Energy Rating D

### **SITUATION**

Woolton Hill is a sought after village five miles south-west of Newbury, it is situated in the Area of Outstanding Natural Beauty which incorporates "The Chase", a National Trust Nature Reserve which provides local recreation. Trade Street is a quiet road in the older part of the village and The Old Shop is in easy walking distance of the main facilities which include: shop/post office, doctors surgery, well-regarded infant and junior schools, children's playground, church and public house.

**AN ATTRACTIVE AND INTERESTING DETACHED PERIOD PROPERTY IN A DELIGHTFUL LOCATION PROVIDING EXTENSIVE REFURBISHED ACCOMMODATION TOGETHER WITH LOVELY GARDENS WHICH BACK ONTO A PROTECTED GREEN SPACE WITH CHURCH VIEWS.**



## DESCRIPTION

The Old Shop was formerly the old post office and bakery and is a detached period building that is not Listed. The recently renovated house is of brick construction under a part tiled and part thatched roof. The house provides over 2,500 sq.ft of accommodation together with a good range of outbuildings which could be used in a variety of different ways. The house offers a large kitchen/dining room, 3 reception rooms, downstairs cloakroom and utility. A rear hallway links the accommodation to an adjoining workshop. Upstairs there are 5 bedrooms with the principal bedroom having a dressing room and en suite shower room, and there is also a family bathroom.

## OUTSIDE

The Old Shop is approached to one side by a gravel drive providing access to the house and garden and ample parking for several vehicles. Directly behind the house is a courtyard beyond which is the barn, timber store and stable. These buildings could be renovated to be used for a variety of different purposes including additional annexe accommodation, a home office and hobby room or simply used for storage. In addition the buildings could be removed to create more garden. There is ample room on the plot to erect a garage if required subject to the usual planning permission. The garden is situated to the side and rear and is very level and backs onto the protected space of a large field in the middle of the village.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage, oil fired central heating

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

**Council Tax:** Band F

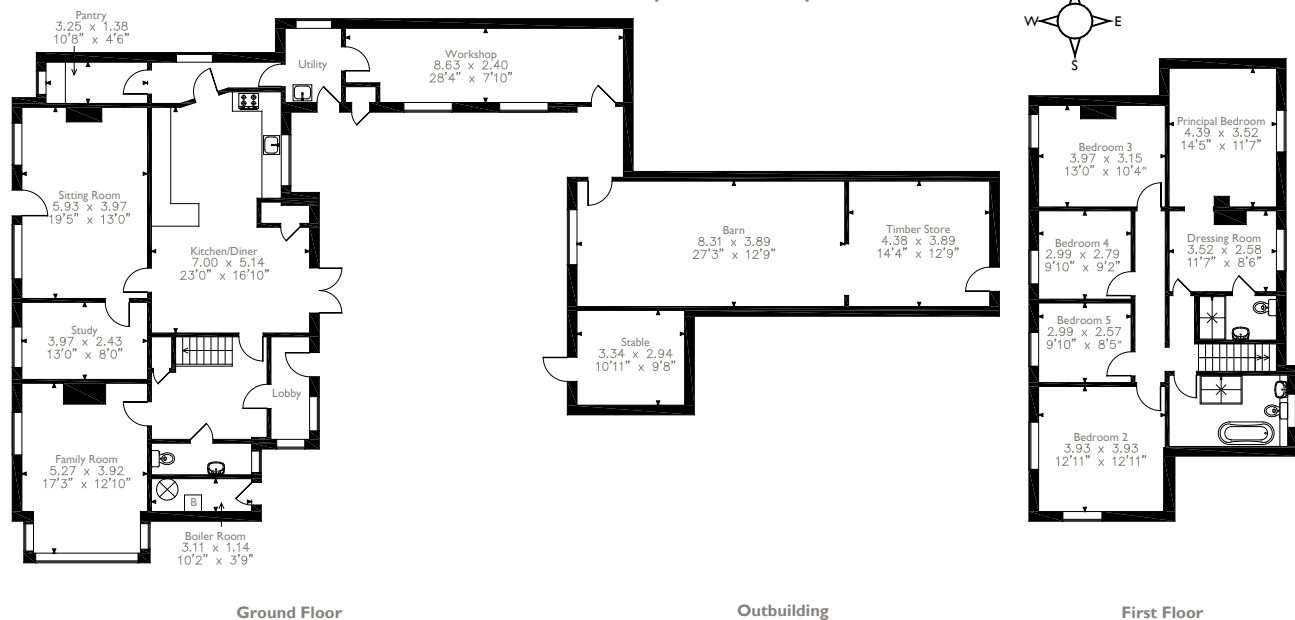
**Viewing:** By prior appointment through the Newbury office 01635 263010

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





The Old Shop, Woolton Hill, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 235 Sq M/2533 Sq Ft  
 Outbuilding = 60 Sq M/646 Sq Ft  
 Total = 295 Sq M/3179 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		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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