



48 MEADOWBROOK
Guide Price £840,000

Carter Jonas

48 MEADOWBROOK WOOLTON HILL RG20 9AN

- Newbury town and mainline station 4.5 miles
- M4 (J13) 9 miles
- A34 1.5 miles

Entrance hall · Cloakroom · Sitting room · Dining room · Kitchen/breakfast · Office/Snug · Utility room · Principal bedroom with dressing room and ensuite shower room · 2 guest bedrooms with ensuite shower rooms, one with built in wardrobes · 2 further double bedrooms · Family bathroom · Double garage · Parking · Meticulously maintained gardens · Air source heat pump · direct fibre broadband to the property · Energy Rating B

SITUATION

48 Meadowbrook is located overlooking the green in this sought after development close to the centre of Woolton Hill, a well-regarded area southwest 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 (Ofsted outstanding) and junior schools, church, village hall, children's playground and public house.

DESCRIPTION

48 Meadowbrook was built in 2016 by Bloor Homes and immaculately presented throughout. The house has been very well maintained and enhanced by the current owners and provides light and airy accommodation throughout. The property benefits from over 3 years remaining on the NHBC along with being very energy efficient due to the air source heat pump.

A SUPERB, FIVE BEDROOM DETACHED PROPERTY, PRESENTED IN EXCELLENT CONDITION THROUGHOUT WITH SOUTH WEST FACING GARDEN AND LOCATED IN ONE OF THE BEST REGARDED VILLAGES TO THE SOUTH OF NEWBURY.



On entering the property there is an expansive entrance hall, with cloakroom off, and with doors to the ground floor accommodation. This comprises a very impressive kitchen/breakfast room with Bi-fold doors to the garden and is fitted with a range of eye and base level units, granite worktops, induction hob, integrated fridge/freezer and dishwasher. Adjacent to this room is a useful utility room, with space and plumbing for a tumble dryer and washing machine, and a large opening into the dining room which has French doors to the garden. The accommodation on the ground floor is completed with a substantial sitting room with bay window to the front giving views over the field opposite. On the first floor, accessed via a turned staircase to the extensive landing, there is a fabulous split level principal bedroom with dressing room including fitted wardrobes and an en suite shower room. There are 2 double bedrooms with ensuite shower rooms with one benefitting from built in wardrobes and a further 2 double bedrooms serviced by the excellent the family bathroom complete with separate shower and bath.

OUTSIDE

To the front of the property there is a small garden and pathway leading to the front door. There is driveway parking for 2 cars and a double garage which has an up and over door, power and light. The beautiful landscaped private rear garden is fully enclosed, predominately laid to lawn with plant/shrub borders and has an expansive patio for outside dining adjacent to the house.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains drainage, air source heat pump

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band G

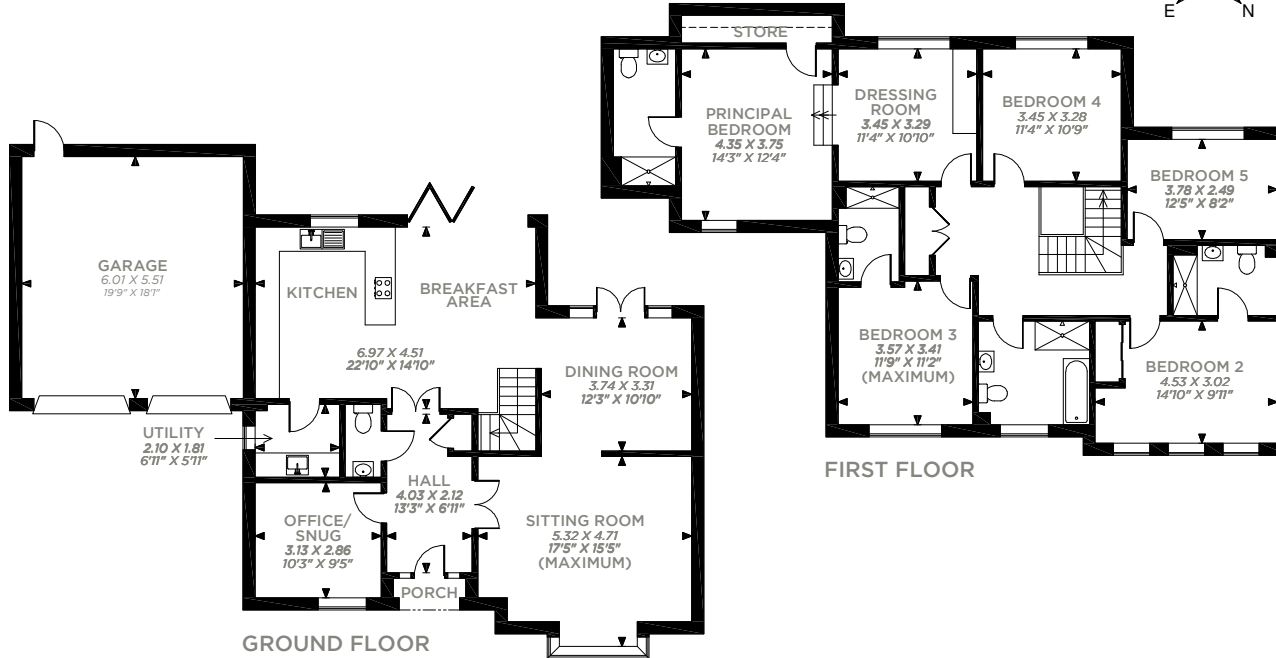
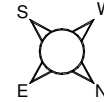
Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 9AN



48 MEADOWBROOK, WOOLTON HILL
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 2,254 SQ FT / 209 SQ M
 RESTRICTED HEAD HEIGHT = 12 SQ FT / 1 SQ M
 GARAGE = 356 SQ FT / 33 SQ M

TOTAL (including restricted head height area) = 2,622 SQ FT / 244 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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