



**15 HARWOOD RISE**  
Guide Price £400,000

**Carter Jonas**



## 15 HARWOOD RISE WOOLTON HILL RG20 9XW

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

Entrance hall · cloakroom · sitting room · kitchen · dining room · conservatory · 3 bedrooms · bathroom · garage · westerly facing garden · off street parking · Energy Rating D

### 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, 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

15 Harwood Rise is a bright semi-detached house tucked away in a cul-du-sac location in the heart of this popular village. The ground floor comprises an entrance hall, cloakroom, sitting room with fireplace, dining room leading to the conservatory and a good size kitchen which has a range of eye and base level units along with ample space for appliances. Upstairs is the principal bedroom with fitted wardrobe, a second double bedroom with fitted wardrobe, an additional bedroom with fitted cupboard and a family bathroom.

**AVAILABLE WITH NO ONWARD CHAIN. A WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOUSE WITH WESTERLY FACING GARDEN AND LOCATED IN THE SOUGHT-AFTER VILLAGE OF WOOLTON HILL, JUST SOUTH OF NEWBURY.**



## OUTSIDE

To the front of the house there is off street parking with access to the garage, whilst to the rear is an enclosed westerly facing garden with patio area, lawn and flower bed planters.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired central heating, mains drainage, water, electricity and uPVC double-glazing

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

**Council Tax:** Band D

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

**Directions:** Please use postcode RG20 9XW





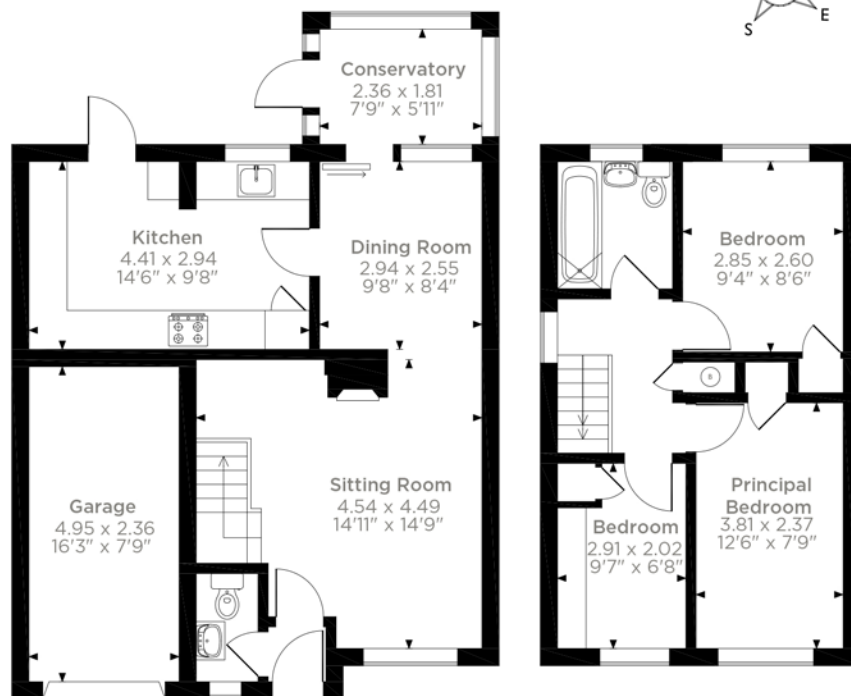
15, Harwood Rise, Newbury, Hampshire

Approximate Gross Internal Area

Main House = 82 Sq M/883 Sq Ft

Garage = 12 Sq M/129 Sq Ft

Total = 94 Sq M/1012 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		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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