



12 MEADOWBROOK
Guide Price £925,000

Carter Jonas

12 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 · impressive kitchen/dining/family room · office/snug · utility room · principal bedroom with dressing area and ensuite bath and shower room · second guest bedroom with ensuite and dressing room · 3 further double bedrooms · family bathroom · double garage · parking · lovely gardens · air source heat pump · available chain free · Energy Rating B

SITUATION

12 Meadowbrook is located overlooking the green and trees beyond on this quiet cul-de-sac in a 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 Broadlayings, 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

12 Meadowbrook was built in 2016 by Bloor Homes and is immaculately presented throughout. The house has been very well maintained and enhanced by the current owners and provides light and airy accommodation throughout. On entering the property there is an entrance hall, with staircase and cloakroom. A particular feature of the property is a very impressive kitchen/ dining/family room with doors to the garden and is fitted with a range of eye and base level units, a contemporary blend of stone and wood worktops, sink with Quooker boiling water tap, induction hob, fridge/freezer included and integrated

A SUPERB, FIVE BEDROOM DETACHED PROPERTY, PRESENTED IN AN EXCELLENT CONDITION THROUGHOUT WITH A FANTASTIC CUL-DE-SAC LOCATION OVERLOOKING A GREEN AREA IN ONE OF THE BEST REGARDED VILLAGES TO THE SOUTH OF NEWBURY. BENEFITTING FROM OVER 2,500 SQ.FT AND AVAILABLE CHAIN FREE.



dishwasher. Adjacent to this room is a useful utility room (with water softener), with space and plumbing for a tumble dryer and washing machine. The accommodation on the ground floor is completed with a substantial sitting room with attractive wood burning stove and patio doors to the garden and a useful study/snug. On the first floor, accessed via a staircase to the extensive landing, there is a fabulous principal bedroom with dressing area including fitted wardrobes and an ensuite shower and bathroom. There is another ensuite bedroom with dressing room and a further 3 double bedrooms serviced by an excellent family bathroom.

OUTSIDE

To the front of the property there is a generous driveway providing side by side parking and accessing the double garage. To the left hand side of the garage is a useful store area. The beautiful landscaped private rear garden is fully enclosed, predominately laid to lawn with plant/shrub borders and has an expansive patio across the back of the house. Further into the garden there is a raised deck and barked bed area leading to additional garden space with covered seating area perfect for alfresco dining.

ADDITIONAL INFORMATION

Tenure: Freehold. Estate service charge (mainly for gardening and mowing of the shared green areas) approx £25 per month / £300pa

Services: Mains electricity, water and drainage, air source heat pump

Local Authority: Basingstoke & Deane Borough Council



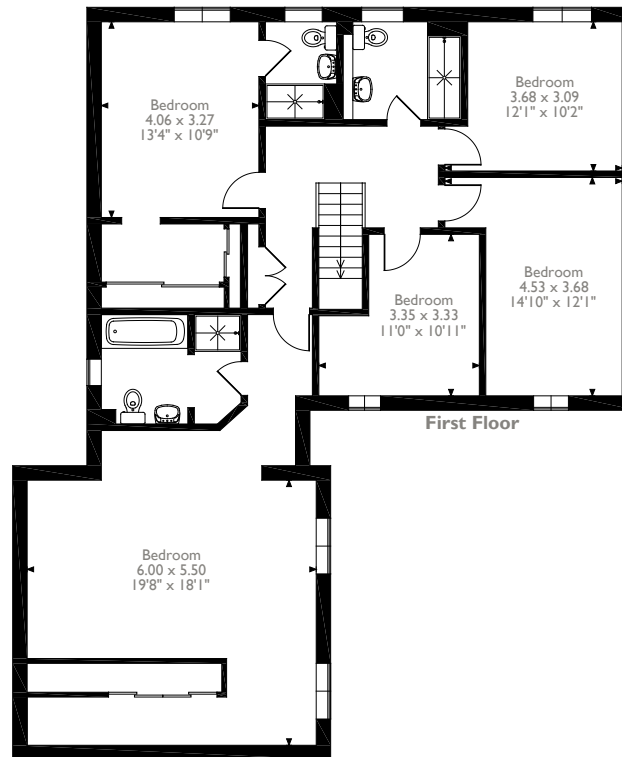
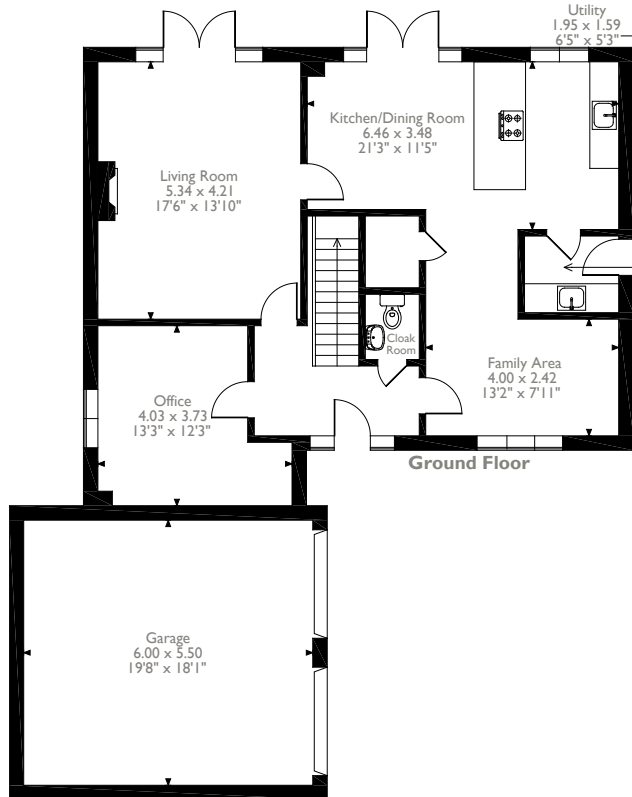
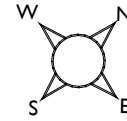
12, Meadowbrook, Woolton Hill, Newbury, Hampshire

Approximate Gross Internal Area

Main House = 214 Sq M/2304 Sq Ft

Garage = 33 Sq M/355 Sq Ft

Total = 247 Sq M/2659 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.

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Offices throughout the UK



| 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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