

# HILLIER & WILSON



Broadlayings  
Woolton Hill



# Broadlayings Woolton Hill Hampshire RG20 9TU

An impressive five bedroom detached family house, approaching 3000 sq ft and with a plot measuring in excess of a quarter of an acre, totally refurbished by the present owners to provide a substantial family house in a very sought-after village location. The property benefits from oil-fired central heating, uPVC double glazing, integral garage, ample driveway parking and has cabling in place for a Home Automation System. The ground floor comprises entrance hall, cloakroom, sitting room, dining room, study and stunning kitchen/breakfast/family room with integrated appliances, Quartz work-surfaces, bi-folding doors to the garden and a separate utility. Upstairs there are three double bedrooms, a guest double bedroom with en-suite, a modern family bathroom and a spacious master bedroom with vaulted ceiling, Juliette balcony, walk-in wardrobe and luxurious en-suite bathroom. Externally, to the front of the house there is a gated gravel driveway providing parking for several vehicles and an integral garage with electric roller door; whilst to the rear of the house is a landscaped, enclosed garden with large patio, lawn, gated play area and a home office/gym with power and light. Sundale is located in a prestigious location within the popular village of Woolton Hill, a few miles south of Newbury. Woolton Hill has good amenities including a church, village hall, sports club, post office, nursery, infants and junior schools and a pub. NO ONWARD CHAIN

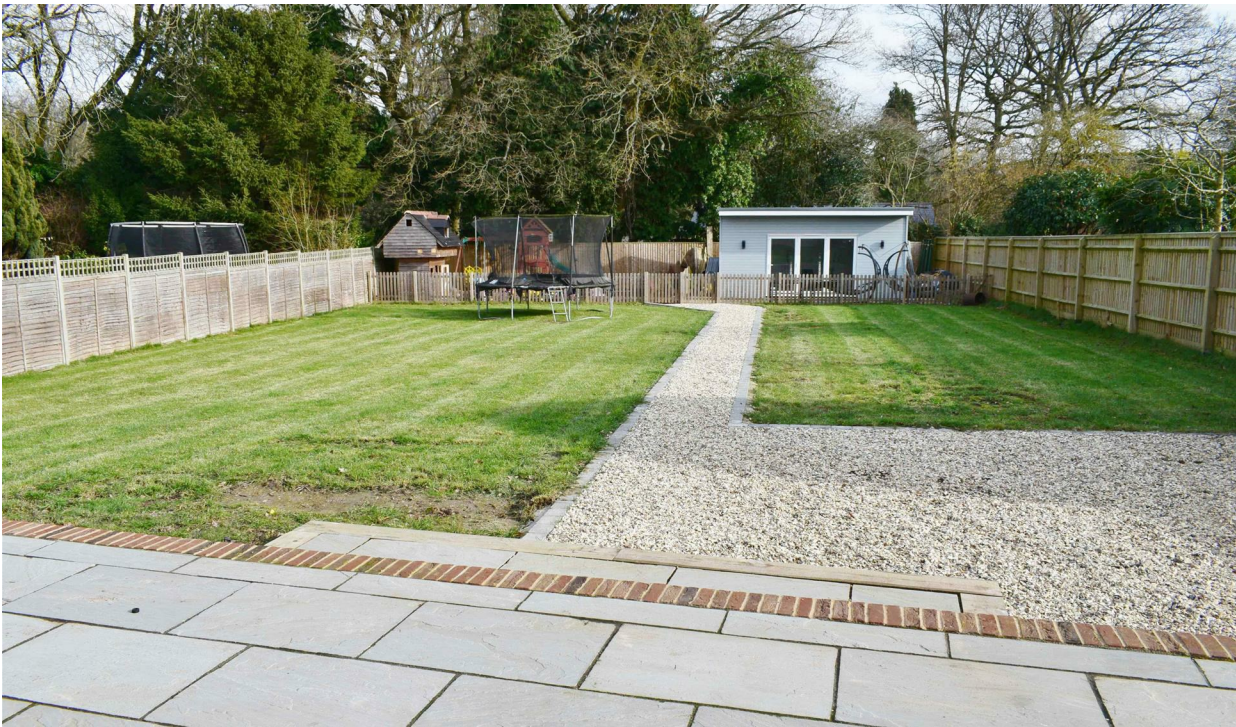
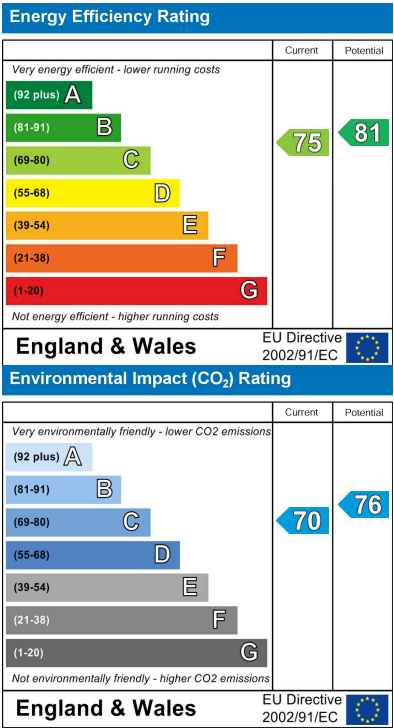
**Services:**  
Mains services are connected.  
(except gas)

**EPC:**  
Full results of Energy Performance Certificate can be sent on request.

**Council Tax:**  
Band E

**Viewing:**  
Strictly by confirmed appointment with Hillier & Wilson  
01635 522044

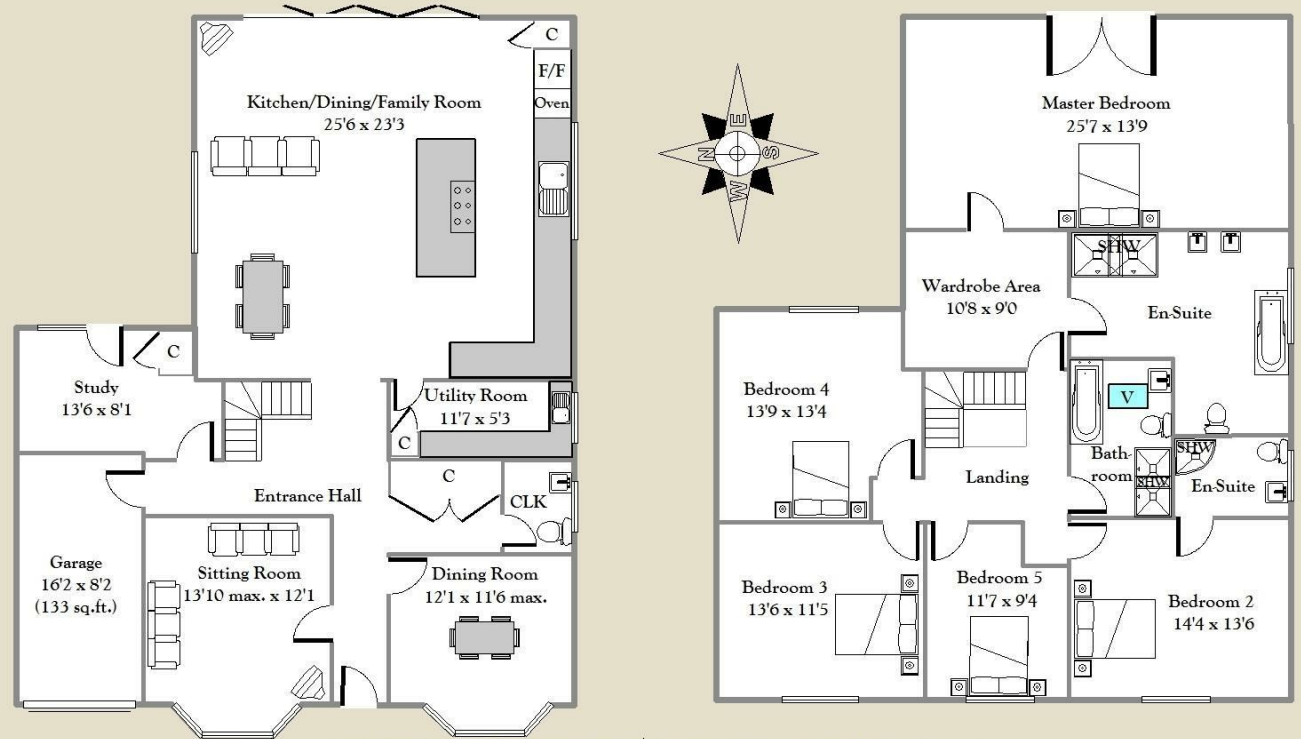
**Directions**  
From Newbury head south from the A343 Andover Road and passing under the A34 Newbury bypass. After approximately ½ mile turn right at the crossroads sign posted Woolton Hill and first right again into Broadlayings, at the corner turn right down the lane and property is down on your right.







# Broadlayings, Woolton Hill



APPROX GROSS INTERNAL FLOOR AREA 2983 sq. ft (Including Garage)  
For identification only - Not to scale - Hillier & Wilson LTD.



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE  
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.



