

# HILLIER & WILSON



Greenacres, Woolton Hill, RG20 9TA



## Greenacres, Woolton Hill

A beautifully presented four bedroom detached family home located in the popular village of Woolton Hill, just south of Newbury. The property offers spacious living accommodation and benefits from New oil fired central heating boiler, uPVC double glazing, off road parking and part garage. The ground floor comprises entrance hall, sitting room with log burner, family room, shower room, kitchen/breakfast room with fitted Miele and John Lewis appliances and a utility room. Upstairs, there are four bedrooms (all of which have built-in wardrobes) and a family bathroom. Externally there is a private, south easterly facing rear garden which has a lawn and both a stoned and decked seating area; whilst to the front, there is ample off road parking via driveway, additional private parking behind wooden gates with an EV charging point and a garage which has been part converted with a gym to the rear. Woolton Hill is located a few miles south of Newbury and has good local amenities including a village shop, pub and well-regarded infant and primary schools. It is also surrounded by beautiful countryside, including the nearby National Trust nature reserve, The Chase.

NO ONWARD CHAIN.







- FOUR BEDROOM EXTENDED DETACHED FAMILY HOME
- LOCATED IN SOUGHT AFTER VILLGE OF WOOLTON HILL
- BEAUTIFULLY PRESENTED
- KITCHEN/BREAKFAST ROOM WITH MIELE & JOHN LEWIS APPLIANCES
- PART GARAGE CONVERTED WITH GYM
- AMPLE OFF ROAD PARKING

Services:

Mains services are connected (expect gas)

EPC: Rating D

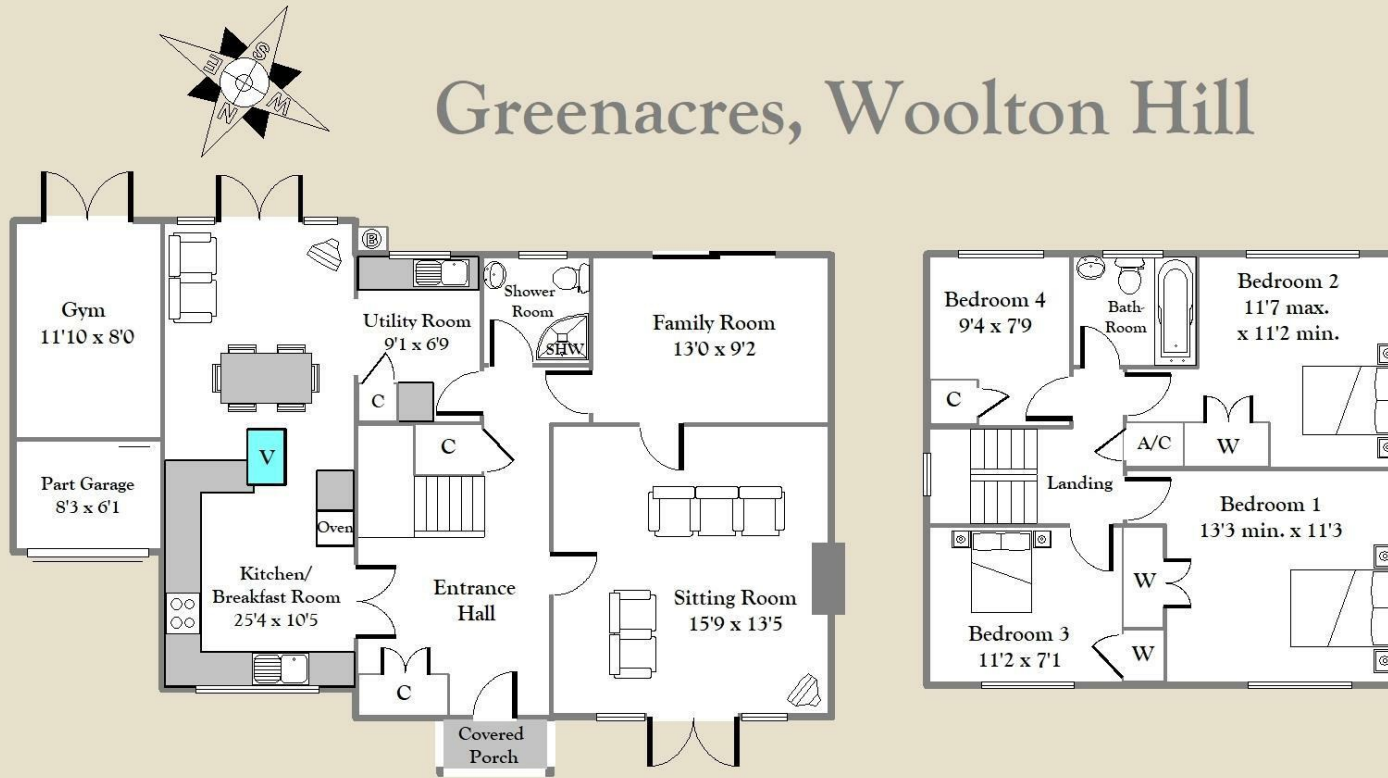
Full results can be sent on request

Council Tax: Band E





# Greenacres, Woolton Hill



APPROX GROSS INTERNAL FLOOR AREA 1667 sq.ft (154 sq.m) - (Including gym & garage)  
For identification only - Not to scale - Hillier & Wilson LTD



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.

Tel: 01635 522044

Email: [sales@HillierandWilson.co.uk](mailto:sales@HillierandWilson.co.uk)

