

# HILLIER & WILSON



Greenacres  
Woolton Hill

# Greenacres Woolton Hill Hampshire RG20 9TA

A spacious and beautifully presented four bedroom detached house located in a popular village to the south of Newbury. The property has been previously extended but has potential to extend further; it also benefits from a corner plot, double garage uPVC double glazing and oil central heating. The ground floor comprises entrance hall, cloakroom, sitting room, kitchen/breakfast room, family room/dining room, shower room and conservatory. Upstairs there are two spacious double bedrooms with fitted wardrobes, two further bedrooms and a family bathroom. Outside the property has a large front garden with mature hedge border and a well kept rear garden which is mostly laid to lawn with a large patio area and a border of plants and shrubs. There is also a detached double garage and off road parking to the rear. Woolton Hill is a sought after village with good amenities including well regarded infant and primary schools, church, pub, post office and general store.

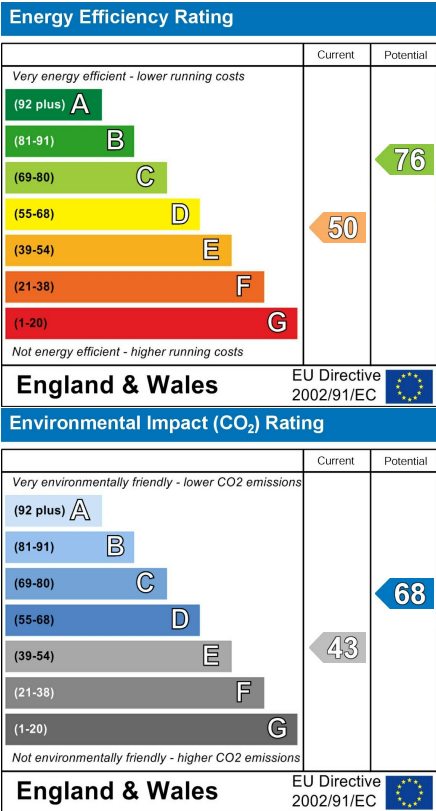
**Services:**  
Mains services are connected.  
(except gas)

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

**Council Tax:**  
Band E

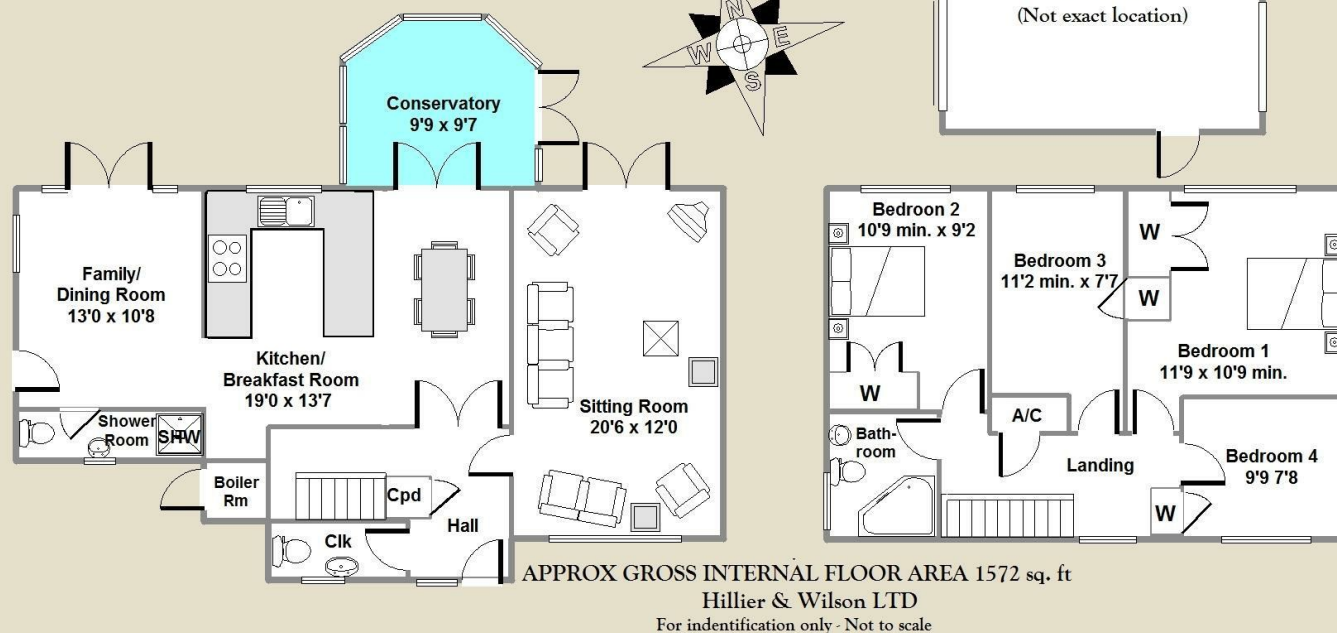
**Viewing:**  
Strictly by confirmed appointment  
with **Hillier & Wilson**  
01635 522044

**Directions**  
Leave Newbury heading south on the A343 to Andover. After leaving the town and passing the A34 junctions turn right at the Penwood crossroads signed Woolton Hill. Drive past the two schools on the left and take the second turning right to Broadlayings (with Trade Street on the left). Take the first turning right into Greenways and first right into Greenacres and the property can be found to the left.





## Greenaces, Woolton Hill



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.

