

HILLIER & WILSON



Paddock End
(2643sq.ft)

W - L - H

Paddock End (2643sq.ft) Woolton Hill Berkshire RG20 9TJ

A substantial five double bedroom detached family home located in the sought after village of Woolton Hill, just south of Newbury. The property is situated in an executive development and offers spacious living accommodation measuring in excess of 2,600 sq.ft. whilst other benefits include 3 years remaining on the NHBC, gas central heating, uPVC double glazing and double garage. The ground floor comprises entrance hall, study/office, cloakroom, utility, sitting room with log burner and kitchen/breakfast room with electric underfloor heating and bi-folding/French doors onto the garden. Upstairs, there is a master bedroom with en-suite shower/bathroom and dressing area, two further double bedrooms with en-suite shower rooms (one of which also has built-in wardrobe), two further double bedrooms and a family shower/bathroom. Externally, there is a low maintenance, enclosed south facing rear garden with a paved seating area and steps down onto a lawn area surrounded by mature trees/hedges; whilst to the front, there is off road parking via driveway. The village of Woolton Hill has a primary school, public house/restaurant, post office/village store and is surrounded by the most wonderful countryside and very near to The Chase which is a National Trust Woodland and designated in an area of outstanding natural beauty which offers lovely walks.

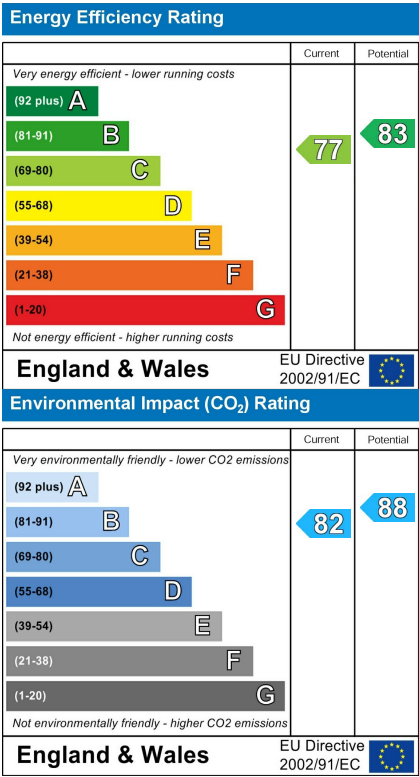
Services:
Mains services are connected.
(Service charges apply)

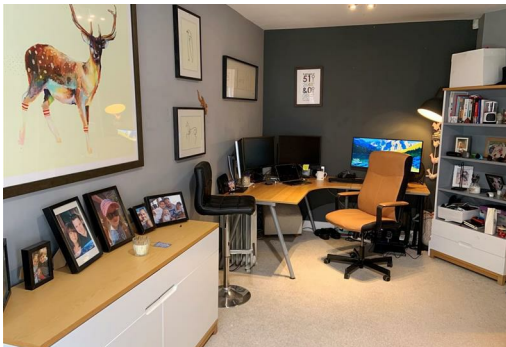
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band G

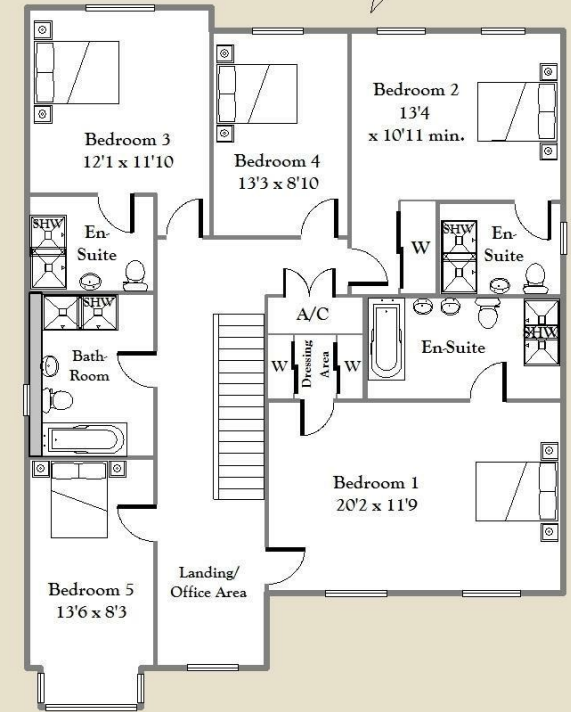
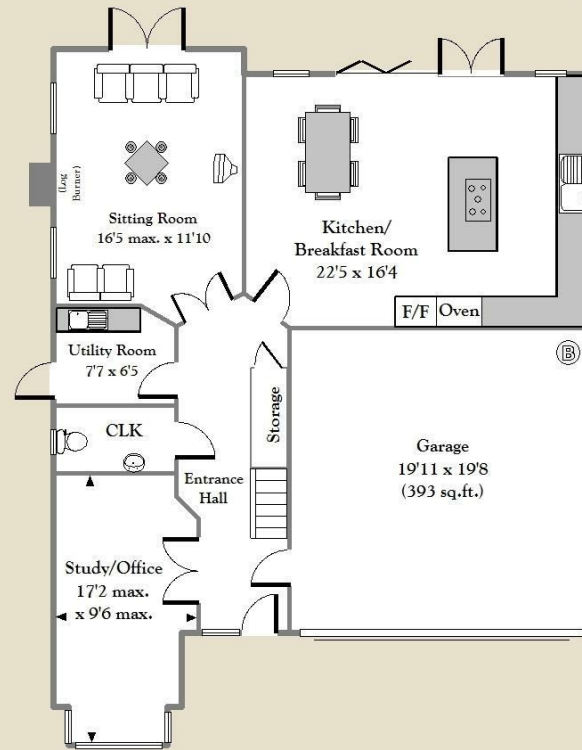
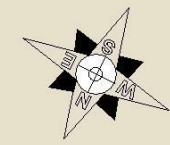
Viewing:
Strictly by confirmed appointment with Hillier & Wilson
01635 522044

Directions
From Newbury head south from the A343 Andover Road and passing under the A34 Newbury bypass. After approximately half a mile turn right at the crossroads sign posted Woolton Hill and first right again into Broadlayings, follow the road round passing the village shop on your left hand side. At the t-junction turn left onto Tile Barn Row. Proceed along this road and eventually turn left into Paddock End; follow the road around to the right and the property can be found on the left hand side.





Paddock End, Woolton Hill



APPROX. GROSS INTERNAL FLOOR AREA 2643 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.

