

HILLIER & WILSON



Kincaid, Copnor Close, Woolton Hill, RG20 9UR

Tel: 01635 522044

Offers In Excess Of £650,000

Copnor Close, Woolton Hill

This impressive detached four bedroom, four reception room property is in a wonderful, peaceful village location and has been owned and enjoyed by the same family for the past 10 years.

Ideally positioned just a short walk from the well regarded primary and infant schools, this spacious and well thought out home is perfect for a family, being so close to local amenities, spectacular country walks and travel links.

The ground floor comprises of an entrance hall, a large living room with a multifuel stove, dining room, sun room and study. In addition to this well planned living space are a fitted kitchen and a downstairs cloakroom. There is also an internal door to the attached garage. The first floor accommodation consists of four double bedrooms, two with built in wardrobes that are serviced by white fitted family bathroom and an en-suite shower room to the principle bedroom.

The rear garden has several different areas to enjoy the private outlook, which is fully enclosed by board fencing and mature hedging with convenient access via gates to both sides. The garden has been meticulously maintained, boasting a luscious border, a plum tree, patio terrace and pergola, ideal to sit under and enjoy a relaxing drink at the end of a busy day. The remainder of the garden is laid to lawn with a handy shed to the side.

This charming home further benefits from oil fired central heating, uPVC double glazing, private garden, a garage and off road parking behind a five-bar gate leading to the front shingled driveway providing ample room for multiple vehicles to park.

Its superb location means it has good amenities including a GP practice, church, village hall, sports club, post office, nursery, infants and junior schools and a pub. It is also perfect for those commuting to London whilst offering residents the chance to live just a short distance from the beautiful market town of Newbury.





- FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED IN THE SOUGHT AFTER VILLAGE OF WOOLTON HILL
- CONVENIENT FOR EASY ACCESS TO BOTH THE A34 AND M4
- PRIVATE AND ENCLOSED REAR GARDEN
- LARGE DRIVEWAY BEHIND FIVE BAR GATE
- POPULAR INFANTS AND JUNIOR SCHOOLS

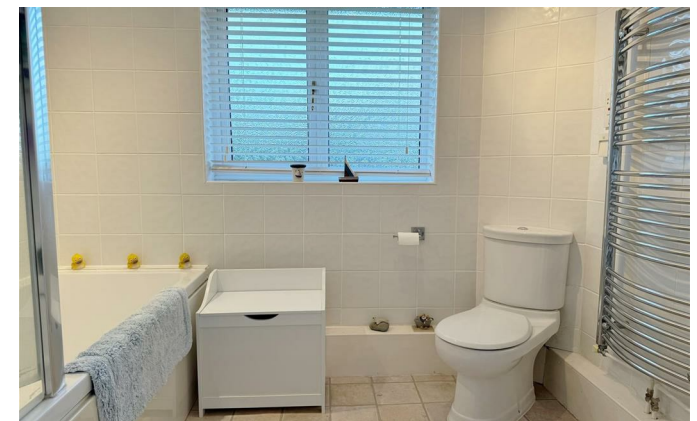
Services:

Mains services are connected (Oil fired heating)

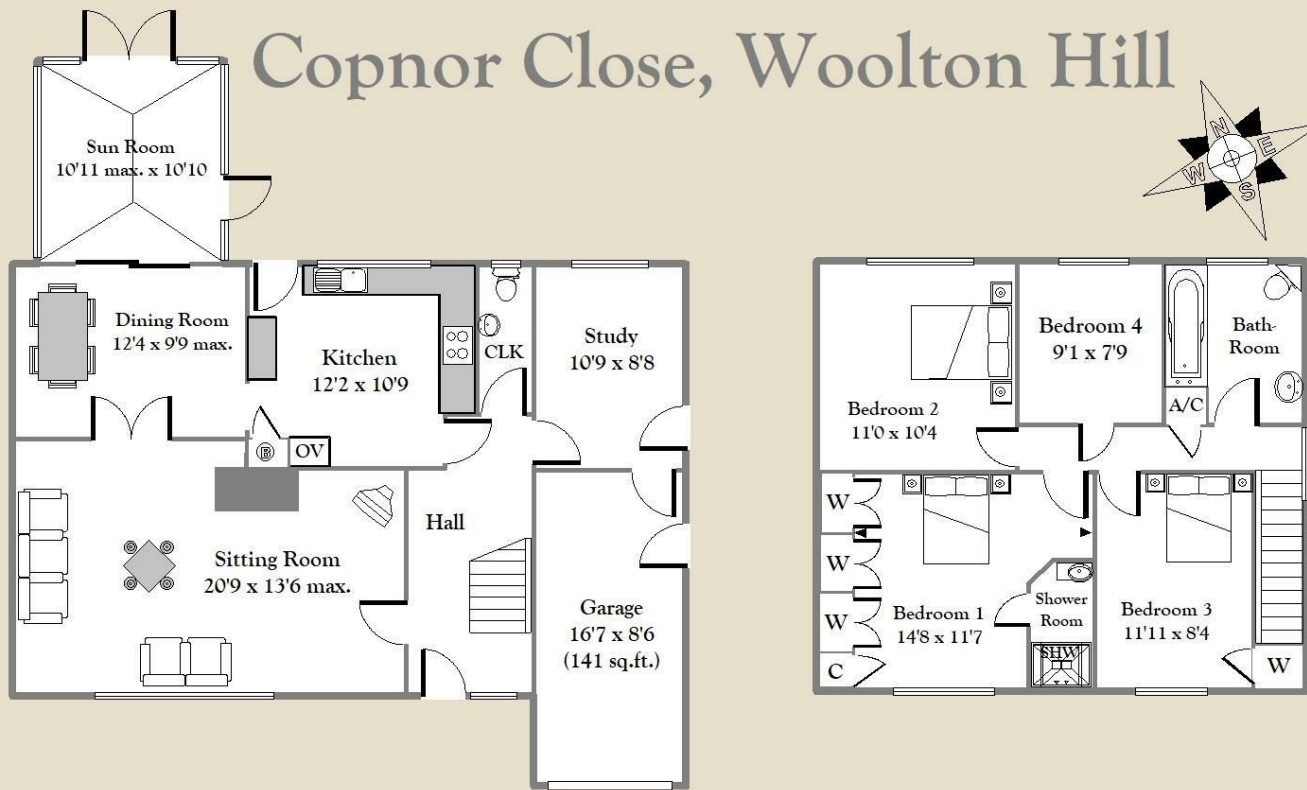
EPC: Rating E

Full results can be sent on request

Council Tax: Band E



Copnor Close, Woolton Hill



APPROX. GROSS INTERNAL FLOOR AREA 1689 sq.ft. (156 sq.m) (Including Garage) - For identification only - Not to scale
Hillier & Wilson LTD

HILLIER & WILSON



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.

HILLIER & WILSON

Bartholomew House
64 Bartholomew Street
Newbury
Berkshire
RG14 7BE

Tel: 01635 522044

Email: sales@HillierandWilson.co.uk