



HILLIER & WILSON

Greenacres
Woolton Hill

Greenacres Woolton Hill Hampshire RG20 9TA

A beautifully presented four bedroom detached family home in the popular village of Woolton Hill, just south of Newbury. The property has been modernised throughout by the current owners whilst other benefits include oil fired central heating, uPVC double glazing, double garage and off road parking. The ground floor comprises entrance hall, cloakroom, sitting room with log burner, kitchen/breakfast room and a conservatory. Upstairs, there are four bedrooms (all of which have built-in wardrobes) and a family bathroom with separate shower cubicle. Externally there is a large, enclosed rear garden measuring approximately 100ft in length which is mostly laid to lawn with a log cabin/home office and a patio seating area; whilst to the front of the property, there is off road parking via driveway. 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: Rating D

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

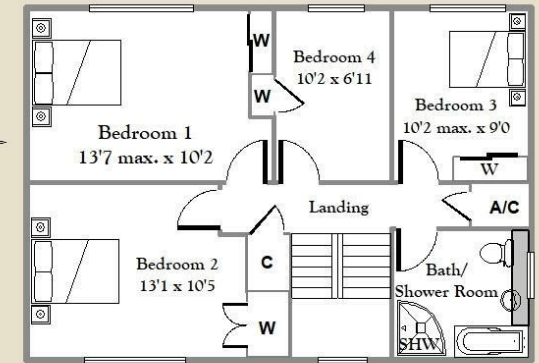
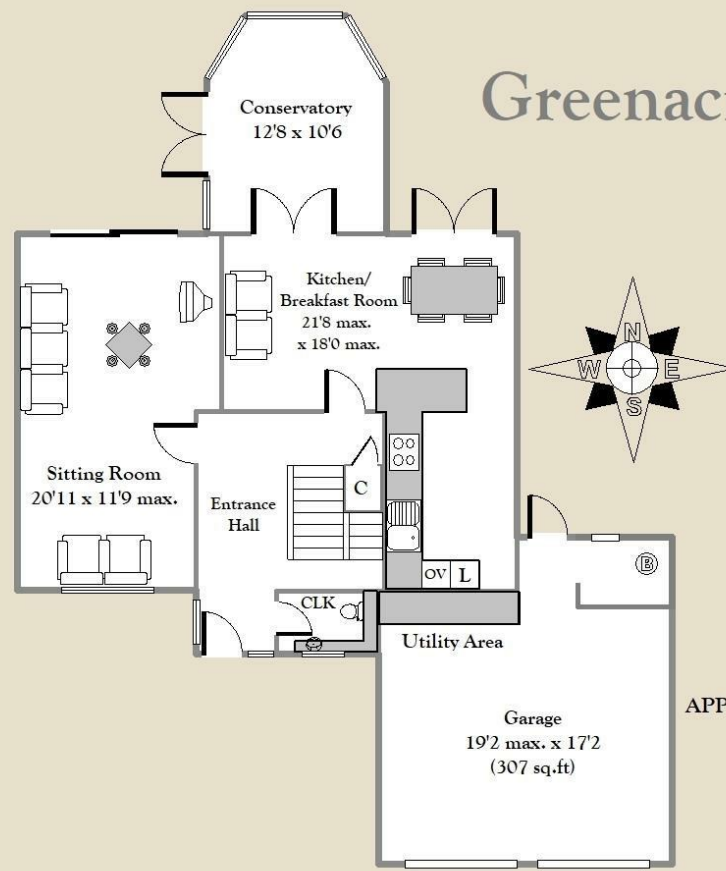
Directions

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 first right turn onto Tile Barn Row (with Trade Street on the left) Take the first turning right into Greenways and first right into Greenacres, follow the road around and take the first right and the property can be found on the right hand side.





Greenacres, Woolton Hill



APPROX GROSS INTERNAL FLOOR AREA 1754 sq.ft (162 sq.m)
(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.

