

HILLIER & WILSON



Meadowbrook  
Woolton Hill



# Meadowbrook Woolton Hill RG20 9AN

An immaculately presented five bedroom detached family house, built in 2015 by Bloor Homes and located in the sought-after village of Woolton Hill. The property benefits from under-floor electric Heat Source Pump heating system, uPVC double glazing, south facing rear garden, gated driveway parking and large double garage. The ground floor comprises entrance hall, cloakroom, study/family room, sitting room, dining room with French doors to the garden, bright and spacious contemporary kitchen/breakfast room with integrated appliances and French doors to the garden and a separate utility room. Upstairs is the master bedroom with ample fitted wardrobe space and a modern en-suite shower room, a second double bedroom with fitted wardrobes and en-suite shower room, three further double bedrooms and a family bathroom with walk-in shower. Externally, the property has a gated driveway and double garage at the side of the house, whilst to the rear is a landscaped, low-maintenance walled garden with large patio area and artificial lawn. Meadowbrook is a prestigious development in the popular village of Woolton Hill, a few miles south of Newbury. Woolton Hill has good amenities including a church, village hall, sports club, post office, nursery, infants and junior schools and a pub.

**Services:**  
Mains services are connected.  
(Service charge applies)

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

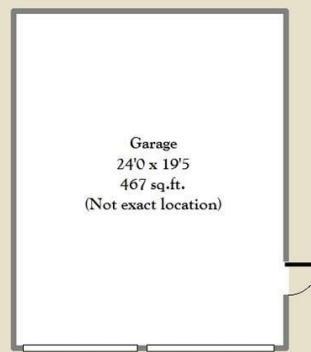
**Council Tax:**  
Band G

**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 turn left, then following the road around to the right and the property can be found on the right hand side.

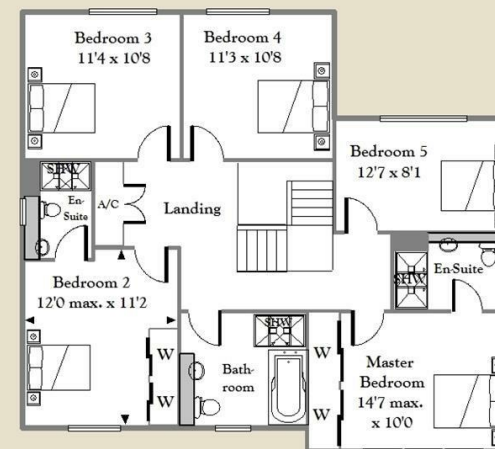
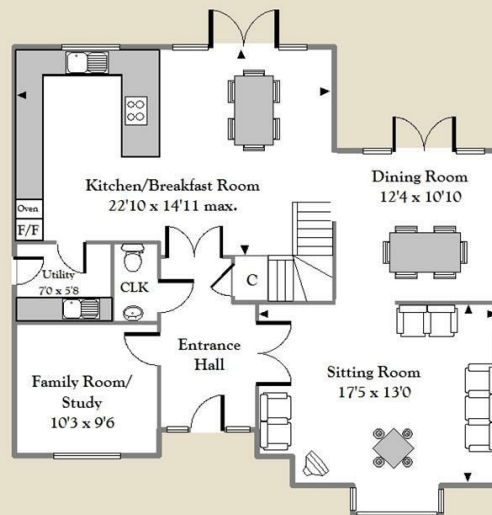
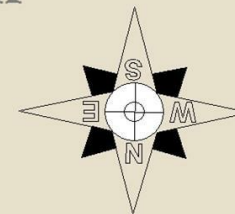
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	88	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC





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APPROX GROSS INTERNAL  
FLOOR AREA 2062 sq.ft. (Excluding 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.



