

HILLIER & WATSON



December House  
Broadlayings (2121 sq.ft),  
Woolton Hill



# Broadlayings (2121 sq.ft) Woolton Hill Hampshire RG20 9TR

A beautifully presented four bedroom detached family home located in the sought after village of Woolton Hill. The property has been completely updated by the current owners and boasts spacious accommodation measuring in excess of 2,000 sq.ft, whilst other benefits include a plot measuring in excess of a quarter of an acre, oil fired central heating, uPVC double glazing and ample off road parking. The ground floor comprises entrance hall, cloakroom, family room, sitting room with log burner, dining room/home office, kitchen/breakfast room and utility room. Upstairs there are two double bedrooms with en-suite shower rooms and built-in wardrobes, two further double bedrooms with built-in wardrobes and a modern family bathroom with separate shower cubicle. Externally there is a private, south-west facing landscaped rear garden which is mainly laid to lawn with mature flower bed/hedge borders, a patio seating area and a stoned garden with a decked seating area. To the front, there is ample off road parking via driveway and a detached double garage. December House is situated in a prestigious location within 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.  
(except gas)  
(Service charge applies)

## EPC: Rating D

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

## Council Tax:

Band G

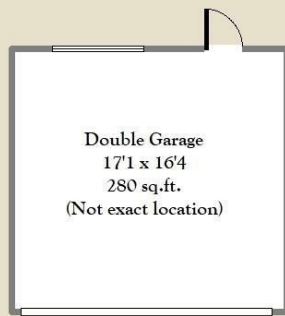
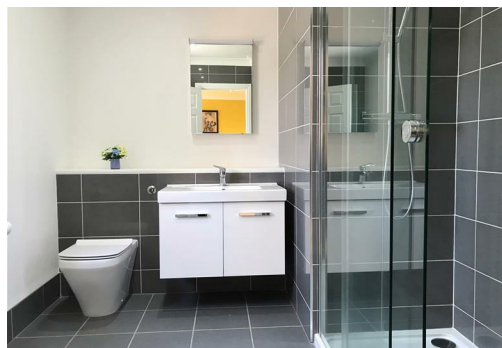
## Viewing:

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

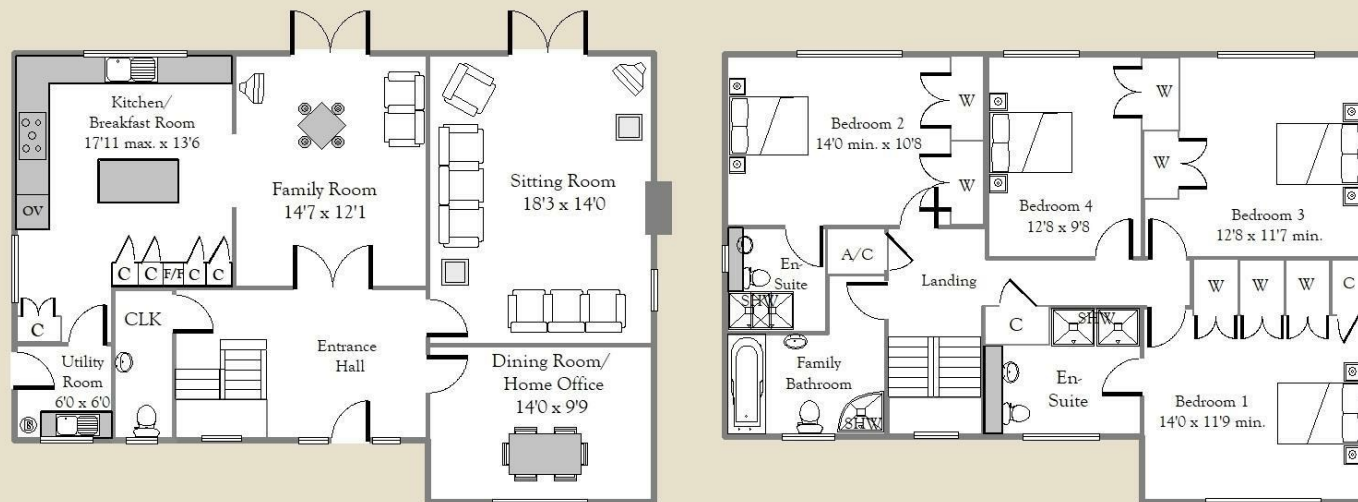
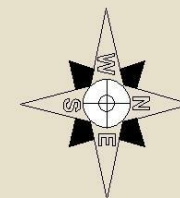
## Directions

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 around passing the village shop on your left hand side, take the last driveway on the left prior to the T-junction with Tile Barn Row, left down and the property can be found on the right hand side.





# December House Broadlayings, Woolton Hill



APPROX. GROSS INTERNAL FLOOR AREA 2121 sq.ft. (197 sq.m) (Not 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.



