

HILLIER & WILSON



Harwood Rise
Woolton Hill

Harwood Rise Woolton Hill Hampshire RG20 9XW

A beautifully presented four bedroom detached family home located in the sought after village of Woolton Hill. The property boasts a private southerly facing rear garden that measures in excess of 100ft in length, whilst other benefits include uPVC double glazing and oil fired central heating. The ground floor comprises entrance hall, cloakroom, sitting/dining room, conservatory, kitchen/breakfast room and utility room. Upstairs, there are three double bedrooms (one of which has built-in wardrobe), a further bedroom and a family bathroom. Externally, the rear garden is mainly laid to lawn with a mature hedge surround and a patio seating area; whilst to the front of the property is a garage and off road parking via driveway which is approached down a private track. The property is situated overlooking a green and is located just south of Newbury which has excellent road links including the A34 which leads to the M4 junction 13 at Chieveley. 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.
(except gas)

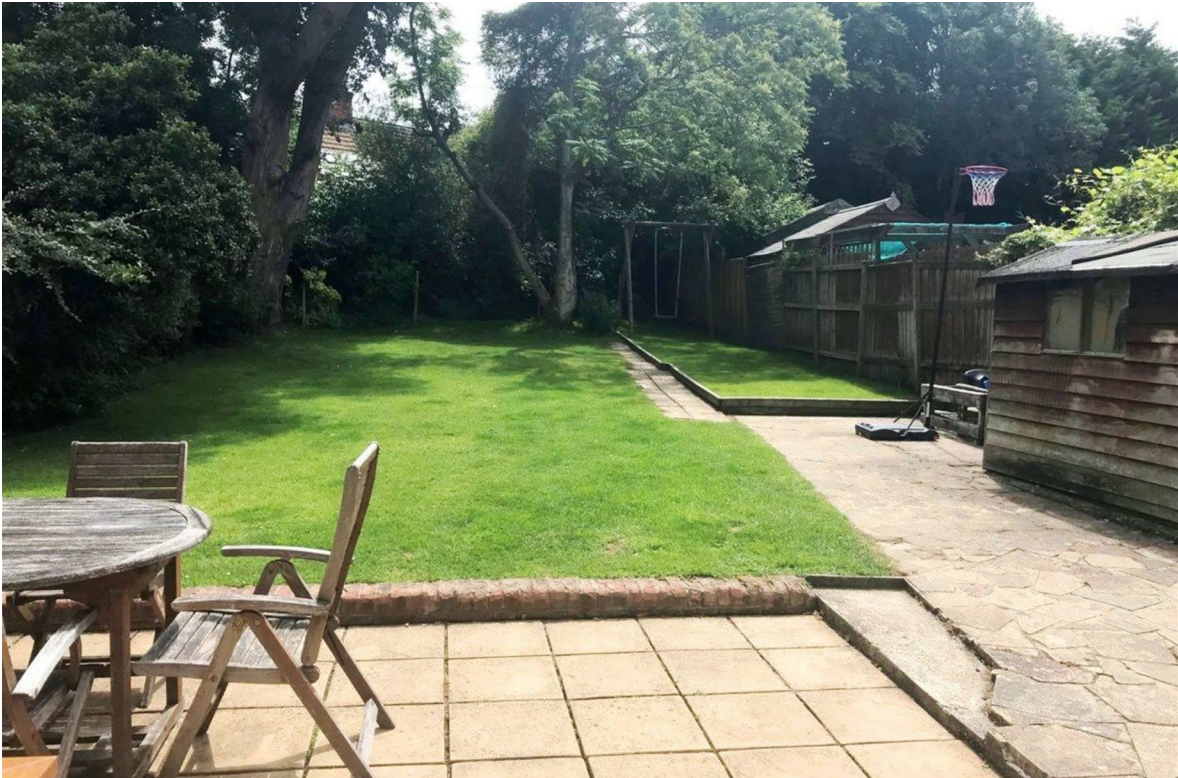
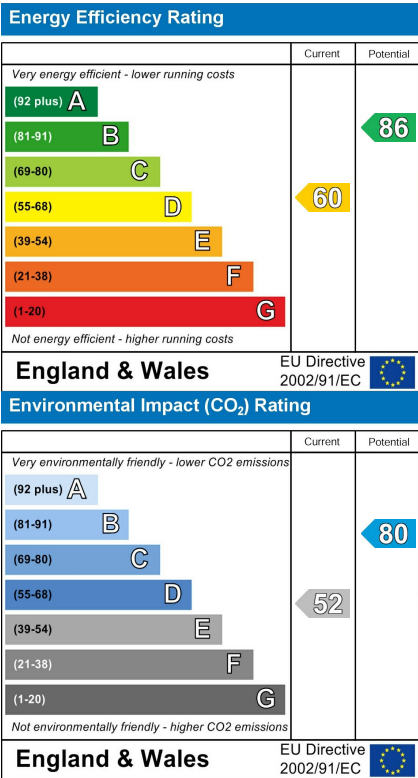
EPC:
Full results of Energy Performance
Certificate can be sent on request.

Council Tax:
Band E

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

Directions

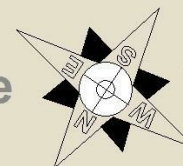
From Newbury head south from the A343 Andover Road and passing under the A34 Newbury bypass. After approximately ½ mile turn right at the crossroads sign posted Woolton Hill and first right again into Broad Layings, follow the road round passing the village shop on your left hand side, take the next turning right into Harwood Rise and the property is ahead of you down on the right.



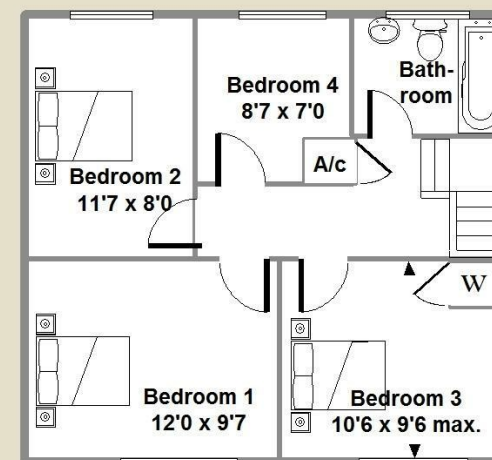
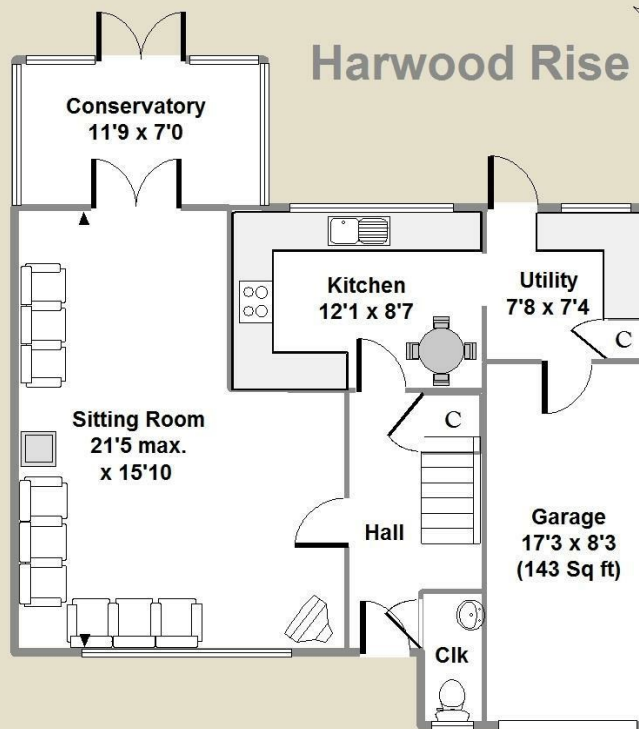


Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Harwood Rise



Woolton Hill.



APPROX.GROSS INTERNAL FLOOR AREA: 1280 ft
(Including Garage)

For identification only - Not to scale- Hillier & Wilson LTD.

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.

