

# HILLIER & WILSON



Greenacres, Woolton Hill, RG20 9TA



## Greenacres, Woolton Hill

A beautifully presented four bedroom detached family house located in the popular village of Woolton Hill, just south of Newbury. The accommodation has been modernised by the current owners and benefits from uPVC double glazing, oil-fired central heating, driveway parking, garage and rear garden with a southerly aspect.

The ground floor comprises entrance hall, cloakroom, sitting room with open fire, conservatory, study, newly fitted open-plan kitchen/breakfast room with bi-folding doors onto the garden, utility room and shower room.

Upstairs there are four bedrooms, all of which have built-in wardrobes, and a family bathroom. Externally there is a landscaped rear garden which is both enclosed and private, has a mature hedge border and both lawn and patio areas. To the front of the property there is off road parking via driveway along with a further lawn area. Woolton Hill is located a few miles south of the market town of Newbury and has good local amenities including a village shop, post office, pub, church and well-regarded infant and primary schools. There are also good transport links, with access to the A34 and M4 nearby, and Newbury train station just a short drive away.







- FOUR BEDROOM DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- NEWLY FITTED MODERN KITCHEN/BREAKFAST ROOM
- SOUGHT AFTER VILLAGE OF WOOLTON HILL
- LANDSCAPED PRIVATE REAR GARDEN
- DRIVEWAY PARKING & GARAGE

Services:

Mains services are connected (Except gas)

EPC: Rating D

Full results can be sent on request

Council Tax: Band E





# Greenaces, Woolton Hill

The floor plan shows a large house with a detached conservatory and a garage. The main house has a front-facing sitting room and a rear kitchen/breakfast room. A central hall connects the rooms. To the right, there are four bedrooms and a bathroom.

**Main House:**

- Garage: 18'0 x 8'0 (145 sq.ft.)
- Utility: 10'3 x 7'4 min.
- Study: 10'11 x 7'0
- Kitchen/Breakfast Room: 18'0 x 13'4
- Sitting Room: 20'4 x 11'11
- Hall
- Larder
- Closets (C), Wardrobe (W), and Cupboard (OV)
- Bathroom (Bath-room) with toilet (T) and sink (S)
- Conservatory: 13'10 x 11'0

**Bedroom Wing:**

- Bedroom 1: 12'1 x 10'10 min.
- Bedroom 2: 10'11 min. x 9'0
- Bedroom 3: 11'2 min. x 7'10
- Bedroom 4: 9'11 x 7'8
- Bathroom
- Landing
- A/C

**Approximate Gross Internal Floor Area:** 1713 sq.ft. (159 sq.m) (Including Garage) - For identification only - Not to scale  
**Hillier & Wilson LTD**

HILLIER &amp; WILSON



Bartholomew House  
64 Bartholomew Street  
Newbury  
Berkshire  
RG14 7BE

Tel: 01635 522044

Email: [sales@HillierandWilson.co.uk](mailto:sales@HillierandWilson.co.uk)