

HILLIER & WILSON



Badgers Holt, Woolton Hill



# Badgers Holt, Woolton Hill, Hampshire, RG20 9UT

An impressive, five double bedroom detached family house, located in the popular village of Woolton Hill. The property is immaculately presented throughout and benefits from oil fired central heating, double glazing, a double garage, ample driveway parking and a plot measuring in excess of a third of an acre. The ground floor comprises large entrance hall, cloakroom, study, sitting room with French doors to the garden, music room, kitchen/dining room with integrated appliances and French doors to the garden, a separate large utility room and a family room. Upstairs is the spacious master bedroom which has a balcony looking out to the neighbouring field and picturesque village church, a 12 ft. x 12 ft. dressing room and an en-suite shower room; there is also a guest bedroom with built-in wardrobe and en-suite shower room, two further double bedrooms and a modern family bathroom. Above the garage there is a fifth bedroom/living area with an en-suite sower room which could, along with the downstairs kitchenette, be used a separate annex or guest suite. Externally, there is a large tarmac driveway to the front of the house, whilst to the rear is an attractive, good-sized landscaped garden backing onto a field, with large patio area, separate decked seating area, ornamental pond and lawn bordered by mature trees and shrubs. Woolton Hill is a sought-after village located a few miles south of Newbury. The village has a church, village hall, sports club, post office, a pub and well-regarded infant and primary schools. NO ONWARD CHAIN

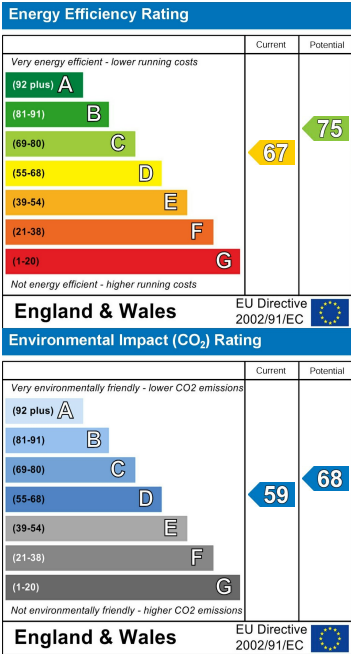
**Services:**  
Mains services are connected.  
(except gas)

**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**

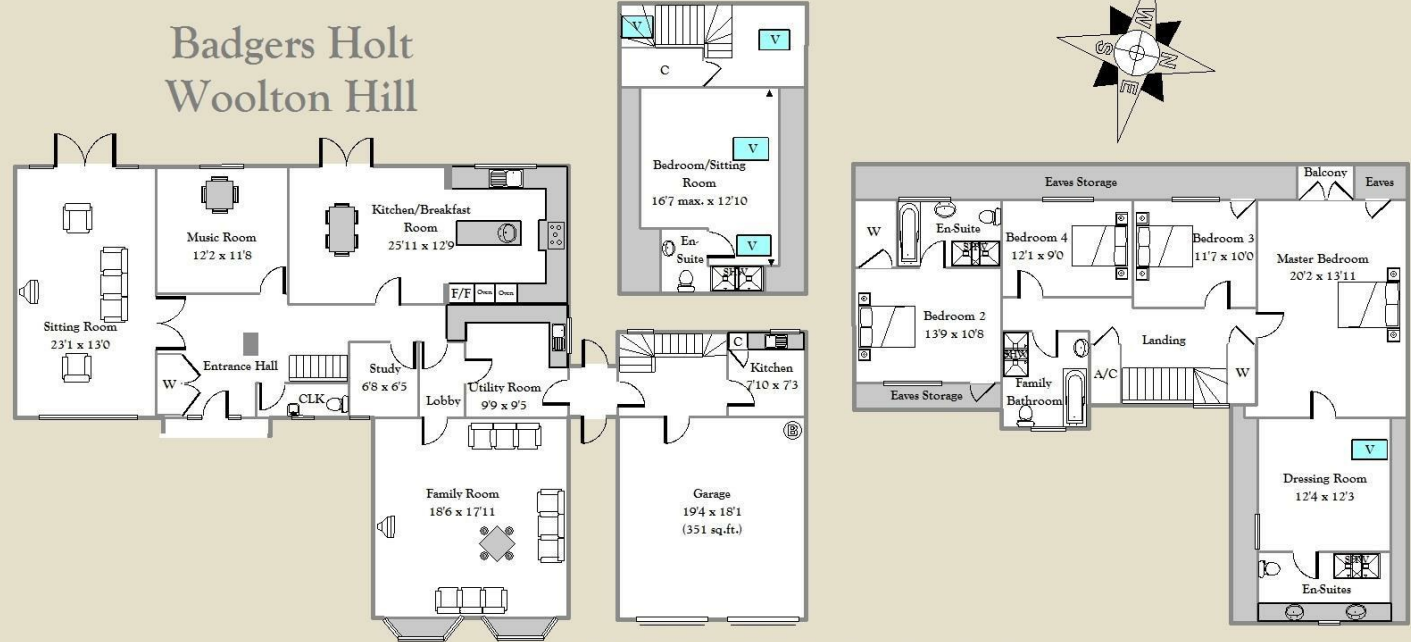
**Directions**  
Proceed on the A343 and pass under the A34 Newbury bypass. After approximately half a mile turn right at the crossroads sign posted Woolton Hill, follow the road along, past the infant school and the turning to Church Lane on the left and the property is after a short distance on the left hand side.







## Badgers Holt Woolton Hill



APPROX GROSS INTERNAL FLOOR AREA - 3578 sq. ft. (Including Garage & Annex)  
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.



