

HILLIER & WILSON



Broadlayings  
Woolton Hill



# Broadlayings Woolton Hill Hampshire RG20 9TS

A beautifully presented four/five bedroom detached family home located in the sought after village of Woolton Hill. The property offers spacious living accommodation measuring in excess of 2200 sq.ft. and benefits from oil fired central heating, uPVC double glazing, ample off road parking and part garage. The ground floor comprises entrance hall, sitting room, dining room, cloakroom, utility and a kitchen leading through to breakfast room with access onto the garden via French doors. Upstairs, there is a master bedroom with en-suite shower room and built-in wardrobes, three further double bedrooms, a bedroom/study and a family bathroom. Externally there is a well-maintained, enclosed rear garden which is mainly laid to lawn with mature flower beds/hedges and a patio seating area; whilst to the front of the property, there is ample off road parking via driveway. The Birches is located 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)

## EPC: Rating D

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

## Council Tax:

Band F

## Viewing:

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

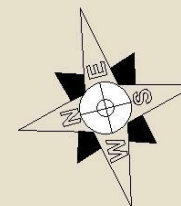
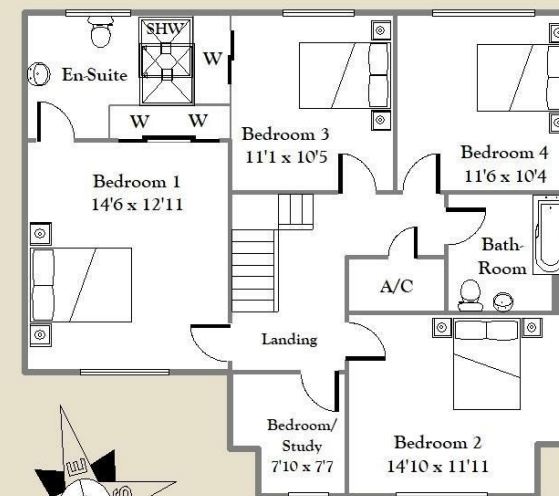
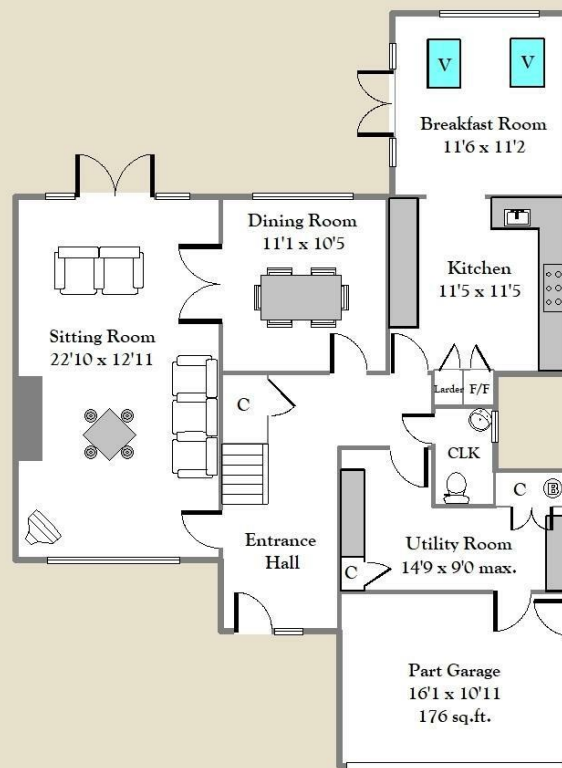
## Directions

From Newbury head south on the A343 Andover Road heading towards Highclere, after approximately three miles take the right hand turn signposted Woolton Hill, take first right signposted Broadlayings, take first left and continue to top of the road and at the T junction turn right onto Douglas Ride and the property can be found after a short distance on the right hand side.





# The Birches Broadlayings, Woolton Hill



APPROX. GROSS INTERNAL FLOOR AREA 2248 sq ft.(208 sq.m) (Including part 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.



