

HILLIER & WILSON



Aird Close
Woolton Hill

Aird Close Woolton Hill Hampshire RG20 9UH

A four bedroom detached family home located in the sought after village of Woolton Hill. The property offers potential to extend (subject to the usual consents) whilst other benefits include oil fired central heating, uPVC double glazing and garage. The ground floor comprises porch, entrance hall, cloakroom, sitting room, conservatory, kitchen/breakfast room and a hall leading through to the garage. Upstairs, there are three double bedrooms (one of which has a built-in wardrobe), a further bedroom and a family bathroom with separate shower cubicle. Externally there is a private, southerly facing rear garden which is mainly laid to lawn with mature hedge/tree borders, a decked seating area, a patio and a home office; whilst to the front of the property, there is off road parking via block paved driveway. Aird Close 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 F

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

Council Tax:

Band E

Viewing:

Strictly by confirmed
appointment with

Hillier & Wilson

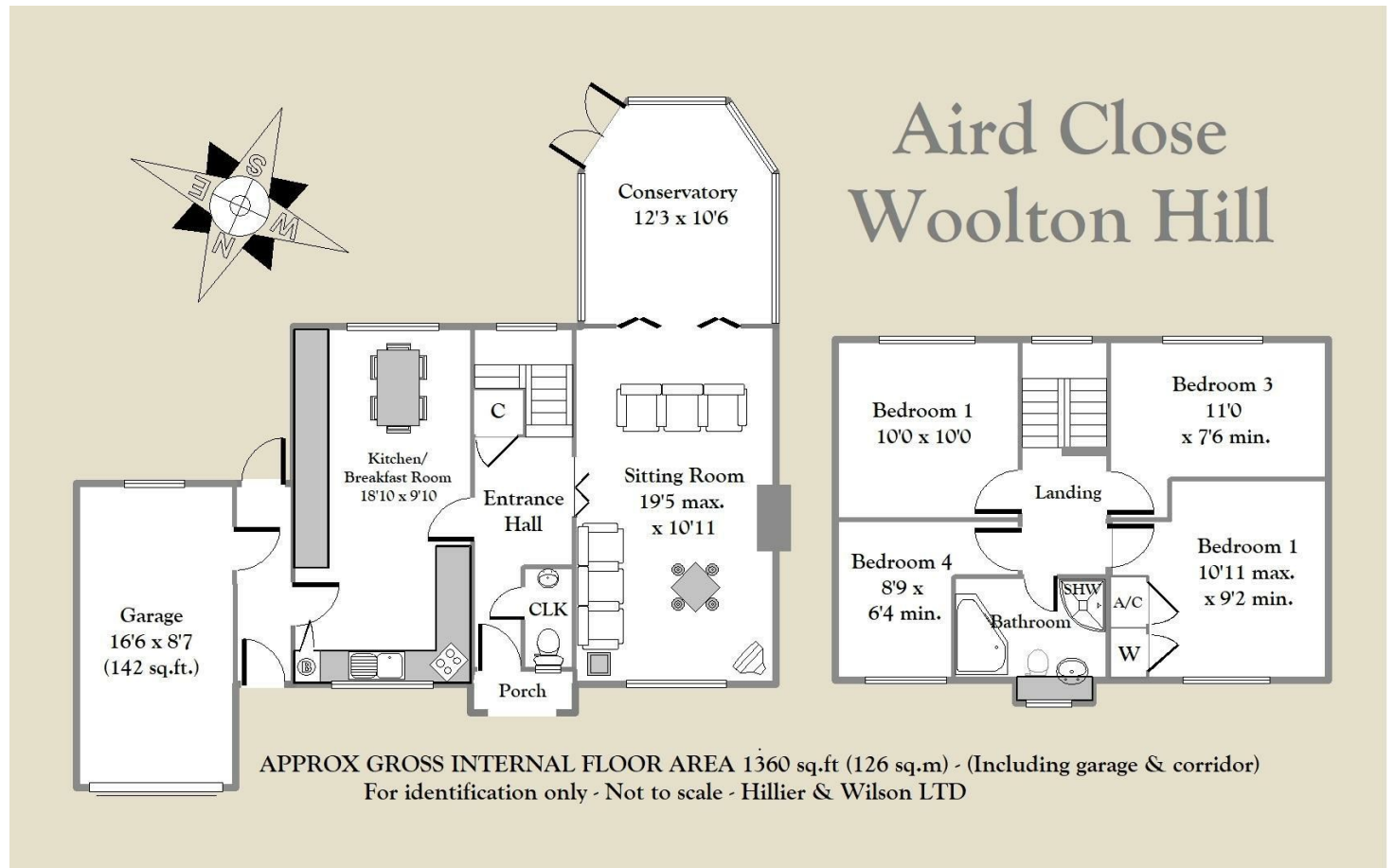
01635 522044

Directions

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



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.

