

HILLIER & WILSON



Meadowbrook  
Woolton Hill



# Meadowbrook (2322sq.ft) RG20 9AN

A beautifully presented six bedroom detached family house, built in 2016 by Bloor Homes and located in the sought-after village of Woolton Hill. The property offers spacious living accommodation measuring in excess of 2,300 sq.ft and benefits from under-floor electric Heat Source Pump heating system, uPVC double glazing, south facing rear garden, large double garage and driveway parking. The ground floor comprises entrance hall, cloakroom, home office, sitting room with bi-folding doors into the family room, kitchen/breakfast room with Quartz work surfaces and a utility room. Upstairs, there is a principle bedroom with an en-suite shower room and a large fitted walk-in wardrobe, another double bedroom with en-suite shower room and built-in wardrobe, four further double bedrooms and a family bathroom with separate shower cubicle. Externally there is an enclosed, landscaped south facing rear garden which is mainly laid to lawn with a patio seating area, a Malvern summer house with power and light and a home office/gym with power and light; whilst to the front there is off road parking via driveway. Meadowbrook is a prestigious development in the popular village of Woolton Hill, a few miles south of Newbury. The area also has good amenities including a church, village hall, sports club, post office, nursery, infants and junior schools and a pub. NO ONWARD CHAIN

## Services:

Mains services are connected.

(except gas)

(Service charge applies)

## EPC: Rating B

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

## Council Tax:

Band G

## Viewing:

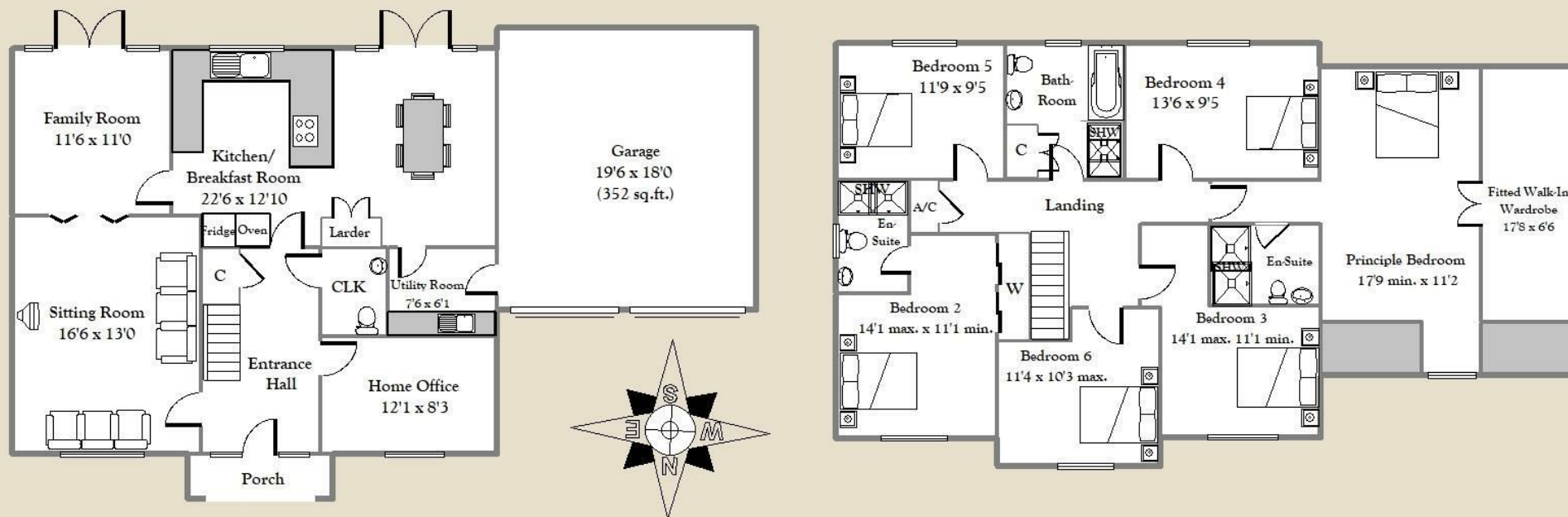
Strictly by confirmed appointment with Hillier & Wilson

## Directions

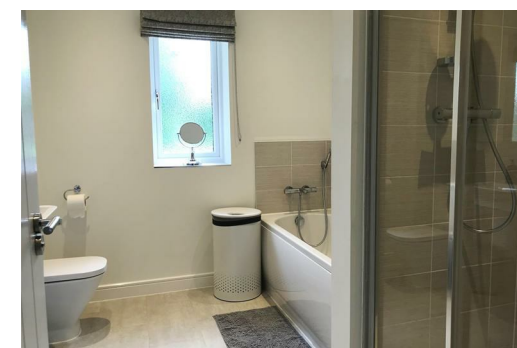
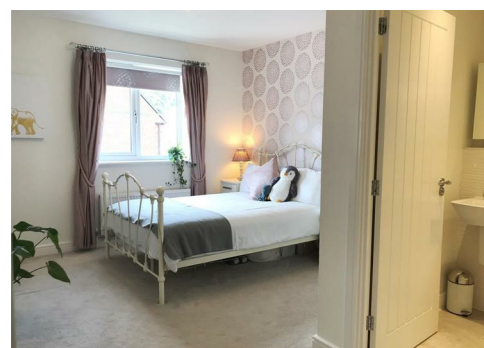


From Newbury head south from the A343 Andover Road and passing under the A34 Newbury bypass. After approximately half a mile turn right at the crossroads sign posted Woolton Hill and first right again into Broadlayings, follow the road round passing the village shop on your left hand side. At the t-junction turn left onto Tile Barn Row. Proceed along this road and turn left, then follow the road around, then turn left and the property can be found on the right hand side.

# Meadowbrook, Woolton Hill



APPROX. GROSS INTERNAL FLOOR AREA 2322 sq.ft. (215 sq.m) (Including 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.



