



1 ELM COTTAGES

WOOLTON HILL RG20 9TH

A superbly presented, semi-detached house, with a large garden and detached studio, situated in the heart of this popular village.

The house is believed to date from the early part of the 20th century and is within walking distance of the village pub, shop and excellent infants and junior schools.

Having been cleverly extended in the last twenty years, including the addition of a detached studio, the accommodation comprises of a spacious sitting room with woodburning stove, perfect for cosying up on chilly winter evenings, a kitchen/dining room with vaulted ceilings and French doors to the rear terrace, utility room, cloakroom and study.

On the first floor there are three bedrooms and a family bathroom.

At the front of the house is ample off road parking for a number of vehicles. To the rear immediately adjacent to the house is a lovely terrace, perfect for al-fresco dining.

There is a detached studio, comprising of kitchenette, shower room and studio room.

The rear garden extends to about 100 ft and is mature and stocked with beautiful plants.

No onward chain.



Winkworth

AT A GLANCE

1159 Square feet/ 107 square metres
Three bedrooms
Bathroom
Sitting room with woodburner
Kitchen/ dining room
Study
Utility
Cloakroom
Detached studio
Large gardens
Off road parking
No onward chain

UTILITIES

Mains water, electricity, drainage.
Oil fired central heating
Basingstoke and Deane Band D
EPC D

SITUATION

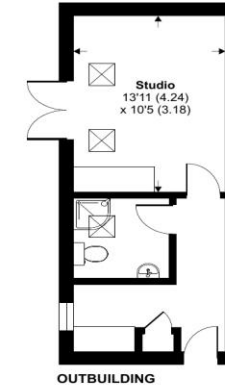
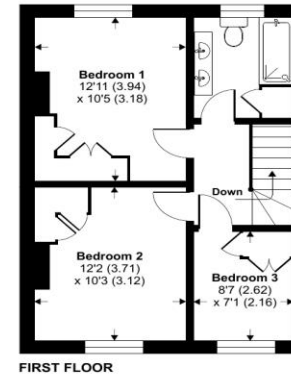
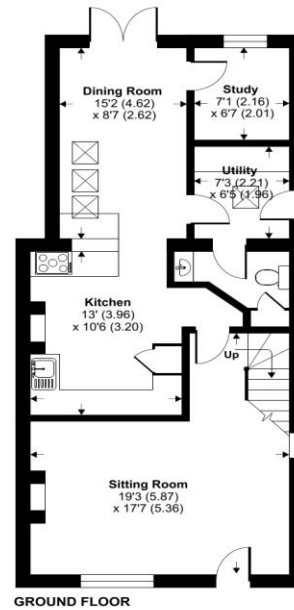
The house is within walking distance of the village pub, shop and excellent infants and junior schools.

DIRECTIONS

For sat nav RG20 9TH. There is a board at the property.
What Three Words [///screening.juror.shutting](#)

Elm Cottages, White City, Woolton Hill, Newbury, RG20

Approximate Area = 1159 sq ft / 107.7 sq m
Outbuilding = 275 sq ft / 25.5 sq m
Total = 1434 sq ft / 133.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2023. Produced for Winkworth. REF: 944728



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