



Greenacres, Woolton Hill, Newbury, Hampshire, RG20

£585,000 *Freehold*



****NO ONWARD CHAIN**** A substantial four double bedroom detached house with a DOUBLE GARAGE, two reception rooms and generous rear garden.

As you enter the property, the living room is to your left. With a feature fireplace and a large window flooding the room with light, it's a perfect space for the family. The kitchen consists of white cupboards and black worktops with access onto the dining room. From here, there are sliding doors leading onto the rear garden. Downstairs also benefits from a cloakroom and understairs storage.

To the first floor are four double bedrooms, all benefitting from built in storage. The master bedroom is of a particularly generous size and overlooks the front. The family bathroom has white tiling and a shower over the bath.

To the front of the property is a large paved driveway, with space for at least four cars. The front garden is mainly laid to lawn with a small area of mature shrubs and pretty potted plants. There is access to the double garage as well as side access to the rear. The rear garden is of a great size, with a large patio area, perfect for hosting. The rest of the rear garden is laid to lawn with a hedge boarder.

KEY FEATURES

- 129.5m² / 1390ft²
- Living Room
- Kitchen
- Dining Room
- Cloakroom
- Four Double Bedrooms
- Double Garage
- Large Driveway
- Generous Rear Garden

LOCATION

Woolton Hill is a sought after village situated 3 miles south of Newbury and well placed for the A34 Newbury Bypass, which in turn leads to the M4 junction 13 at Chieveley and south towards Southampton. Woolton Hill offers a renowned primary school, excellent pub/restaurant as well as a village shop and a thriving community. Newbury offers a comprehensive range of shopping, leisure and educational facilities and there is a station on the direct line to London Paddington.

Newbury

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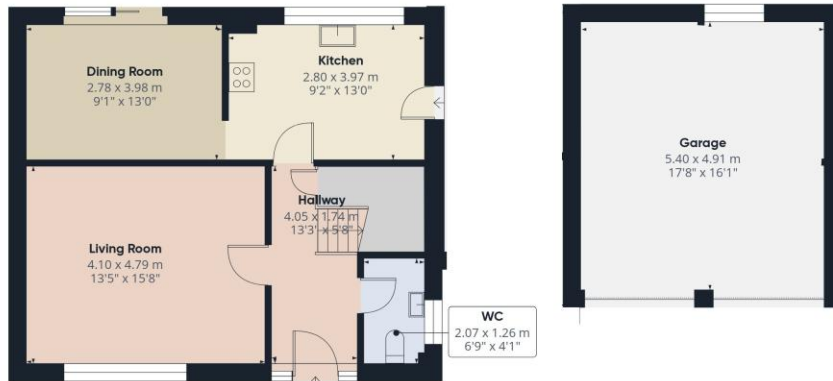
MATERIAL INFO

Tenure: Freehold

Council Tax Band: E

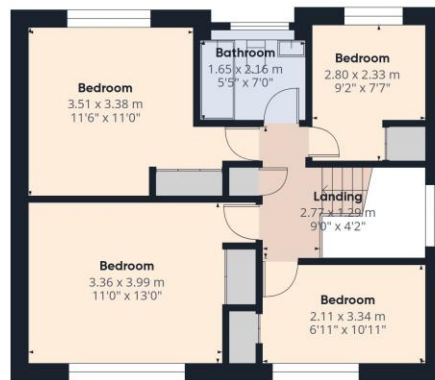
EPC rating: D

The property is connected to all mains, apart from gas, and operates on oil heating. There are no known mobile coverage issues and there is Ultrafast broadband available in the area.



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Approximate total area⁽¹⁾
129.5 m²
1390 ft²

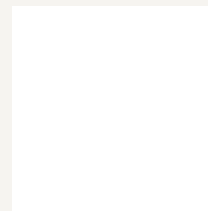


(1) Excluding balconies and terraces

Calculations reference the RICS (IPMS 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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