



**KINCAIN** COPNOR CLOSE  
WOOLTON HILL NEWBURY RG20 9UR

Nestled in the heart of Woolton Hill, Kincairn offers all the benefits of a peaceful village location.

This superb four-bedroom detached home, boasting open living space with a fantastic flow is ideally positioned just a short walk from the well regarded infant and junior schools, local amenities and plenty of countryside walks.

As you enter the residence, you're greeted with a large entrance hall. On the ground floor there is a spacious living room with a newly fitted log burner, dining room with access to the sun room and kitchen. The sun room offers underfloor heating and fantastic views of the well maintained rear garden. The kitchen has neutral cabinets with a darker worktop. There is a well-proportioned study and access to the integral garage. There is also a downstairs cloakroom.

To the first floor there are four double bedrooms. The master offers plenty of built in storage, as well as an ensuite. Bedroom three also provides built in storage with bedrooms two and four having views across the local fields.

The generous, private rear garden has been well designed to offer several areas to enjoy the sunshine and peace of the countryside. To the front and side of the garden is a large patio area with the rest of the garden being laid to lawn. There are two side access points both leading onto the substantial, gated shingled driveway.



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## AT A GLANCE

- 1690ft<sup>2</sup>/157m<sup>2</sup>
- Living Room
- Dining Room
- Kitchen
- Sun Room
- Study
- Cloakroom
- Garage
- Three Large Double Bedrooms
- One Small Double Bedroom
- Family Bathroom

## UTILITIES

Electricity  
Mains Drainage  
Oil Fired Central Heating  
Superfast Fibre Broadband is available in the area and there are no known mobile coverage issues.  
EPC - E  
Basingstoke and Deane Council Tax Band – E

## SITUATION

Woolton Hill is in a superb location with good amenities including a GP practice, church, village hall, sports club, post office, nursery, infants and junior schools and a pub. It is also perfect for those commuting to London whilst offering residents the chance to live just a short distance from the beautiful market town of Newbury.

## DIRECTIONS

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## Copnor Close, Woolton Hill, Newbury, RG20

Approximate Area = 1552 sq ft / 144.2 sq m  
Garage = 138 sq ft / 12.8 sq m  
Total = 1690 sq ft / 157 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). © richcom 2024. Produced for Winkworth. REF: 1112418

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## Newbury Office

43 Northbrook Street, Newbury, Berkshire RG14 1DT  
01635 552552 | newbury@winkworth.co.uk

[winkworth.co.uk/newbury](http://winkworth.co.uk/newbury)

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