



## Treynon House, 37 Woolton Lodge Gardens

Woolton Hill, Newbury, RG20 9SU

**A beautifully presented five bedroom detached house, sitting on a 0.3 acre plot, with a stunning wrap around garden, triple garage and extremely modern, bespoke fitted kitchen.**

As you enter the property via the grand entrance hall, you're greeted with a fantastic open space fitted with oak wooden flooring and a galleried oak staircase. The remarkable, bespoke kitchen is straight ahead. Complete with top of the range integrated appliances, beautiful worktops from Landford Stone, a breakfast bar and underfloor heating, this is the kitchen of dreams. There is a utility room fitted to the same finish as the kitchen as well as a boot room. The dual aspect living room spans over 28 ft and features a stunning fireplace. The conservatory is also generous in size and provides panoramic garden views. Downstairs also benefits from a secondary reception room, perfect as a playroom or home office, as well as a cloakroom.

Upstairs are five fantastic sized rooms. The master offers a built in dressing area and a modern ensuite consisting of a separate bath and shower. Bedroom two also offers an ensuite with shower and built in storage. Bedroom four overlooks the well maintained and private front of the property and has a built in wardrobe. Upstairs also offers a further double bedroom as well as a single room/nursery. The extremely modern, recently fitted family bathroom offers a large walk-in shower and tasteful stone tiles.

To the front of the property is a large paved driveway with space for many vehicles. There is a triple garage with electricity. To the rear is a generous and extremely private wrap around garden. The patio area encompasses the house, offering several seating areas that are all perfect for alfresco dining. There is side access and access to the triple garage as well as a lovely view over the sizeable vegetable patch and water feature. The rest of the garden is mainly laid to lawn with trees and hedging on the borders.



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## AT A GLANCE

3171ft<sup>2</sup> / 294m<sup>2</sup>  
 Stunning Open Kitchen Diner  
 28ft Dual Aspect Living Room  
 Conservatory  
 Snug/Study  
 Utility Room  
 Boot Room  
 Cloakroom  
 Two En-suite Bathrooms  
 Family Bathroom  
 Five Generous Bedrooms  
 Office Space  
 Triple Garage  
 Wrap Around Garden

## UTILITIES

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

EPC - D

Basingstoke and Deane Council Tax Band – G

## SITUATION

Situated adjacent to The Close, Woolton Lodge Gardens is a modern development in the heart of the village. Woolton Hill is a highly sought after village a few miles to the south of Newbury. The A34 Newbury bypass is a few minutes' drive away, giving excellent access to the road network.

Whilst being on the edge of the village the house is within walking distance of the Woolton Hill Junior School and St Thomas' infant school, both excellent schools. Thorngrove Prep School is also nearby.

The village also has a shop, post office and popular pub. The Chase, 143 acres of open access woodland, owned by the National Trust is about half a mile away, perfect for walking the dog.

Trains can be found at nearby Newbury, with fast trains to Paddington in around 45 minutes and access to Cross Rail in Reading.

## DIRECTIONS

What3Words// romantics.clashes.jazz

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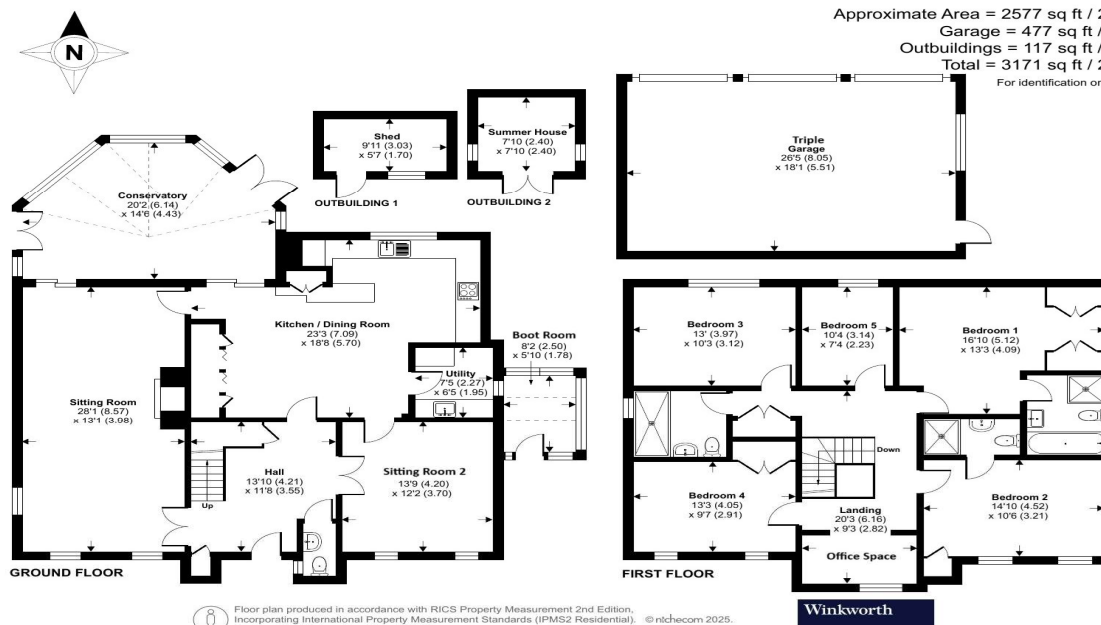
Approximate Area = 2577 sq ft / 239.4 sq m

Garage = 477 sq ft / 44.3 sq m

Outbuildings = 117 sq ft / 10.8 sq m

Total = 3171 sq ft / 294.5 sq m

For identification only - Not to scale



## Newbury Office

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# Winkworth

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