



HILLTOP
Guide Price £899,000

Carter Jonas

HILLTOP 4 CHURCH COTTAGES EAST WOODHAY RG20 0AL

- Newbury town centre 6 miles
- Train stations in Newbury to Paddington and
Whitchurch to Waterloo
- Excellent road access to the A34 providing a fast link
to M4 (J13)
- Easy access to M3 (J6)

Spacious entrance hall · cloakroom · sitting room · dining
room · study · impressive kitchen with bi-fold doors to the
garden · utility · landing · principal bedroom with Juliet
balcony with lovely views and ensuite shower room · 3
further bedrooms · family bathroom · detached double
garage · ample drive with electric gates · private garden
· fabulous location with lovely views and surrounded by
rolling countryside · Energy Rating tbc

SITUATION

Hilltop is situated in the village of East End, which is one
of the highly sought-after villages in the 'golden triangle'
between Newbury, Hungerford and Andover. These
locations are very popular due to the lovely countryside
and the peace and quiet, as they are well away from any
main roads. The village contains an attractive range of
interesting and individual properties ranging from large
country houses to smaller cottages. Hilltop is situated close
to the impressive East End church in a quiet and peaceful
position yet is not isolated. Within East End there is a
highly regarded primary school and the house is within
easy distance of a number of well-respected independent
schools. The house and village are surrounded by open
countryside, which provides fantastic walks onto the
Wayfarers Walk. The facilities offered by Newbury, including
the mainline railway station are very easily accessible. There
are also good road links from the house to the A34, the M4
and the M3 motorways. This means that location is perfect
for a permanent home, or as a weekend retreat.

**A FABULOUS AND CONTEMPORARY VILLAGE HOUSE, SITUATED IN A
LOVELY RURAL LOCATION IN ONE OF THE MOST SOUGHT-AFTER AREAS IN
NORTH HAMPSHIRE, SURROUNDED BY BEAUTIFUL COUNTRYSIDE.**



DESCRIPTION

Hilltop has been transformed into a very individual and contemporary style home by the present vendors. It provides excellent accommodation, which is very light and has a number of impressive features which will appeal to prospective buyers. On entering the property there is a spacious entrance hall with stairs to the first floor. There are three separate reception rooms with sliding doors between the sitting room and dining room and a useful separate study. The property is split level, so there are steps from the entrance hall and dining room leading into the fantastic and very modern kitchen, which is extremely light and has two sets of bi-fold doors opening onto the rear terrace. The ground floor accommodation is completed by a separate utility room with back door providing access to the garden. On the first floor there is a landing, a principal bedroom which is double aspect with a Juliet balcony providing views over the garden and countryside beyond. The principal bedroom has an ensuite shower room. There are three further bedrooms and a family bathroom. Throughout the house, there are high-quality fixtures and fittings and a viewing is highly recommend to appreciate the accommodation offered and the high-quality finish.

OUTSIDE

The property is approached through electric gates beyond which is a gravelled drive providing off-road parking and access to the brick built double garage. Directly behind the property is a wide paved terrace providing an outdoor entertaining area which is very private and has a south and west facing aspect. Beyond this is a fully enclosed lawned garden.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, oil fired central heating, private drainage, under floor heating

Local Authority: West Berkshire Council - 01635 551111

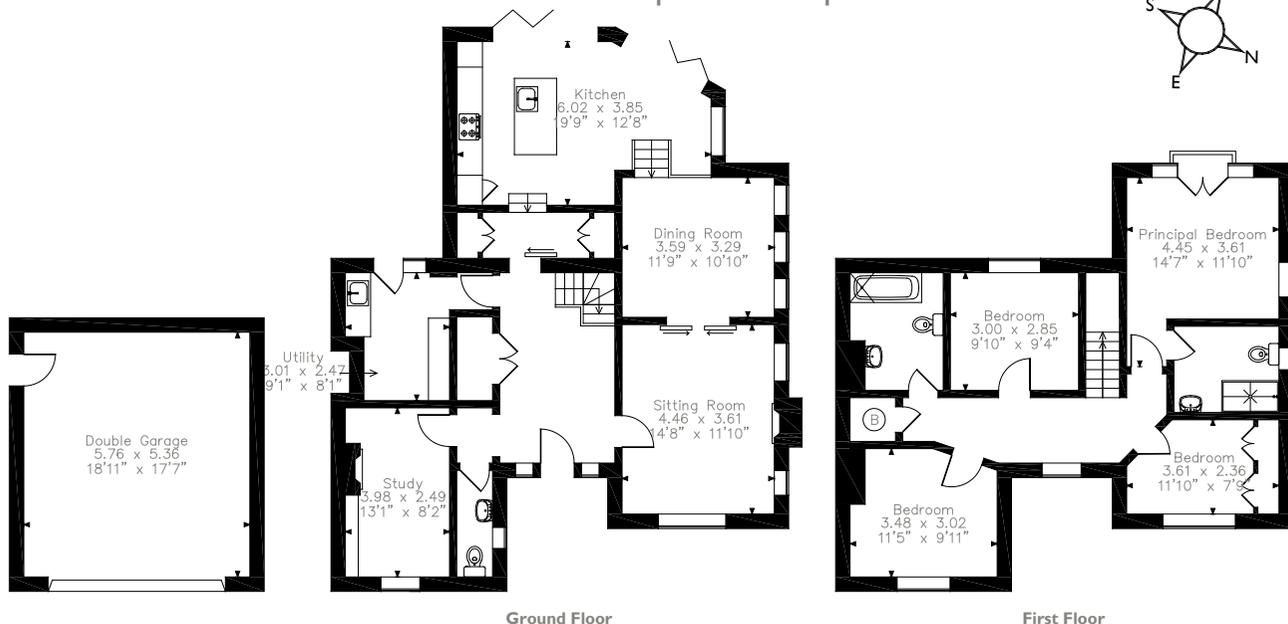
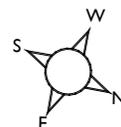
Council Tax: Band E

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 0AL



4 Church Cottages, East Woodhay
 Approximate Gross Internal Area
 Main House = 160 Sq M/1722 Sq Ft
 Double Garage = 31 Sq M/334 Sq Ft
 Total = 191 Sq M/2056 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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