



**41 MEADOWBROOK**

Guide Price £875,000

**Carter Jonas**

## 41 MEADOWBROOK WOOLTON HILL RG20 9AN

- Newbury town and mainline station 4.5 miles
- M4 (J13) 9 miles
- A34 1.5 miles

Entrance hall · cloakroom · sitting room · impressive kitchen/dining/family room · office/snug · utility room · principal bedroom with dressing area and ensuite bath and shower room · second guest bedroom with ensuite and dressing room · 3 further double bedrooms · family bathroom · double garage · parking · lovely gardens · available chain free · Energy Rating B

### SITUATION

41 Meadowbrook is located overlooking the green and trees beyond on this quiet cul-de-sac in a sought after development close to the centre of Woolton Hill, a well-regarded area southwest of Newbury. Together with the adjoining villages of Highclere and Broadlayings, it forms a scattered community that is surrounded by attractive countryside, which includes The Chase, a delightful area of woodland much used for local recreation, partly owned by The National Trust. Communications from here are very good, both by road and rail. Within the village, there is a small store/post office, doctors' surgery, well regarded infant (Ofsted outstanding) and junior schools, church, village hall, children's playground and public house.

### DESCRIPTION

41 Meadowbrook was built in 2016 by Bloor Homes and is immaculately presented throughout. The house has been very well maintained and enhanced by the current owners and provides light and airy accommodation throughout. On entering the property there is an entrance hall, with turned staircase and cloakroom. A particular feature of the property is a very impressive kitchen/ dining/family room with doors to the garden and is fitted with a range of eye and base level units, granite worktops, induction hob, integrated fridge/freezer and dishwasher and walk in larder.

**A SUPERB, FIVE BEDROOM DETACHED PROPERTY, PRESENTED IN AN EXCELLENT CONDITION THROUGHOUT WITH A FANTASTIC CUL-DE-SAC LOCATION OVERLOOKING A GREEN AREA IN ONE OF THE BEST REGARDED VILLAGES TO THE SOUTH OF NEWBURY. BENEFITTING FROM OVER 2,500 SQ.FT AND AVAILABLE CHAIN FREE.**



Adjacent to this room is a useful utility room, with space and plumbing for a tumble dryer and washing machine. The accommodation on the ground floor is completed with a substantial sitting room with patio doors to the garden and a useful study/snug. On the first floor, accessed via a turned staircase to the extensive landing, there is a fabulous principal bedroom with dressing area including fitted wardrobes and an ensuite shower and bathroom. There is another ensuite bedroom with dressing room and a further 3 double bedrooms serviced by an excellent family bathroom.

### **OUTSIDE**

To the front of the property there is a lovely outlook over an area of green and to attractive nearby trees with a generous drive accessing the double garage. The beautiful landscaped private rear garden is fully enclosed, predominately laid to lawn with plant/shrub borders and has an expansive patio for outside dining adjacent to the house.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold. Estate service charge (mainly for gardening and mowing of the shared green areas) approx £25 per month / £300pa

**Services:** Mains electricity, water and drainage, air source heat pump

**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax Band:** Band G

**Viewing:** By prior appointment through the Newbury office 01635 263010



Approximate Gross Internal Area = 204.9 sq m / 2205 sq ft  
 Garage = 29.7 sq m / 320 sq ft  
 Total = 234.6 sq m / 2525 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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