



**HILLSIDE**

Guide Price £750,000

**Carter Jonas**

## HILLSIDE BROADLAYINGS WOOLTON HILL RG20 9TR

- Newbury and Newbury station 4.5 miles
- M4 (J13) 8.5 miles

Entrance hall/music room · sitting room with fireplace · study · family room · kitchen/breakfast room · dining room · cloakroom · conservatory · principal bedroom with en suite bathroom · 3 further double bedrooms · family bathroom · double garage with room above · driveway parking for several cars · private garden · Energy Rating D

### SITUATION

Woolton Hill is a well regarded area some 4.5 miles south west of Newbury. Together with the adjoining villages of Highclere and Broad Layings, 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 and junior schools, church, village hall, children's playground and public house.

### DESCRIPTION

Hillside, built in the early 1900's and extended in the early 1970's, is a deceptively spacious and well presented detached 4 double bedroom house with very generous and flexible living accommodation. There is a large entrance hall/music room and off here there is access to the lovely sitting room with woodburning stove, the study and family room. To the rear of the property there is an impressive kitchen/breakfast room with a range of eye and base level units, breakfast bar and range cooker. This room opens out into the most wonderful dining room, a WC cloakroom and conservatory.

**AVAILABLE CHAIN FREE IS THIS INCREDIBLY SPACIOUS, DETACHED CHALET STYLE HOUSE WITH PRIVATE GARDEN, DOUBLE GARAGE AND LOCATED IN THIS MOST SOUGHT AFTER VILLAGE TO THE SOUTH OF NEWBURY.**



On the first floor there is an open and light landing giving access to the principal bedroom with en suite bathroom with separate shower cubicle, 3 further bedrooms and the family bathroom.

## **OUTSIDE**

The property is approached over a gravel drive where there is parking for several cars and access to the double garage which has stairs up to a very good loft room. There is side access to the secluded garden which is extremely private and sunny with a patio area adjoining the house.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains water, drainage and electricity, oil fired central heating.

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

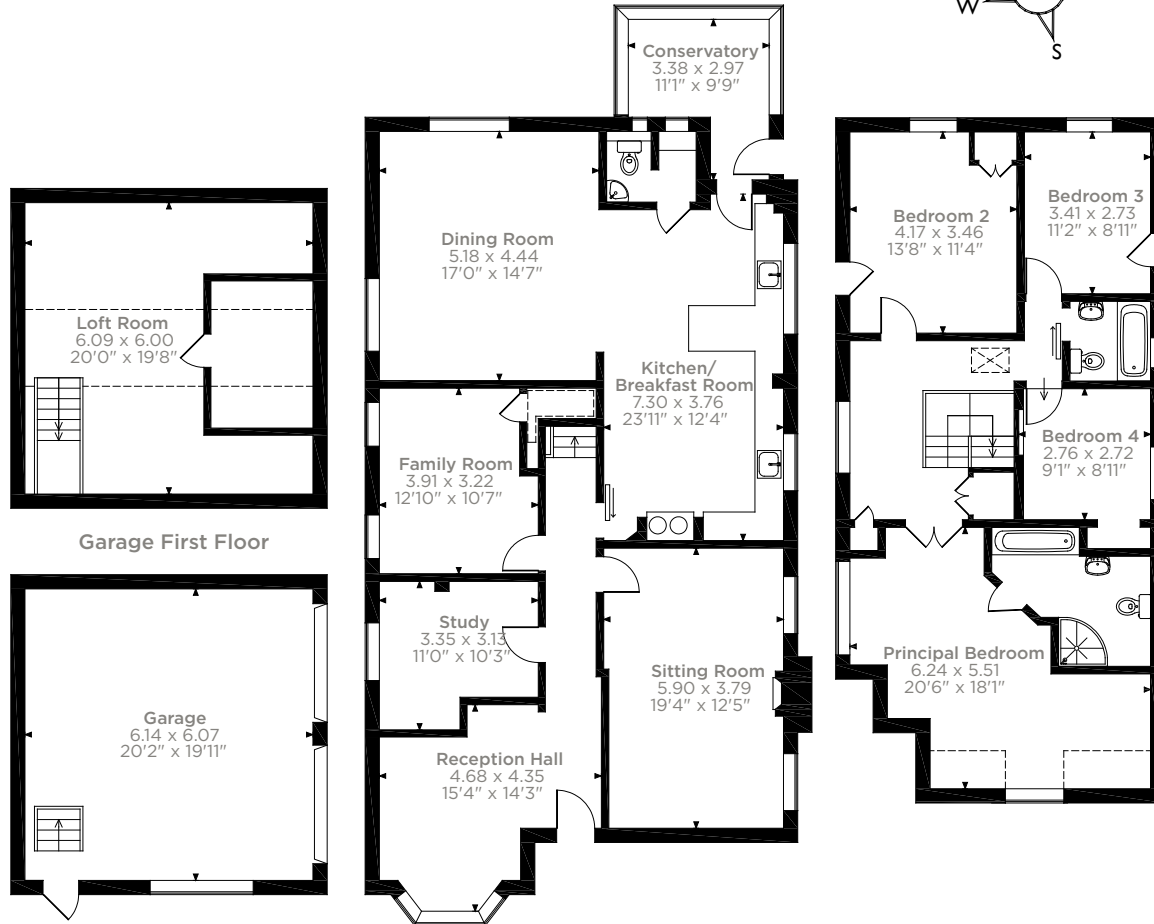
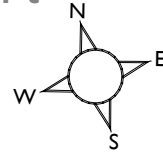
**Council Tax:** Band E

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

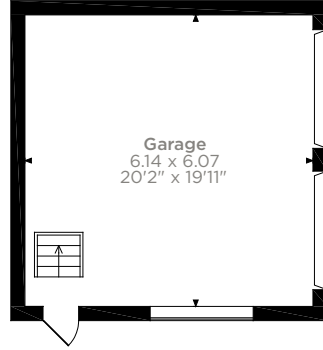
**Directions:** Please use postcode RG20 9TR



Hillside, Broadlayings, Woolton Hill, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 218 Sq M/2347 Sq Ft  
 Garage = 74 Sq M/796 Sq Ft  
 Total = 292 Sq M/3143 Sq Ft



Garage First Floor



Garage Ground Floor

Ground Floor

First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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