



# Hollington Corner

Woolton Hill, Newbury, Berkshire, RG20 9XJ

marc allen





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Guide £875,000

An individual detached property situated in a favourable non-estate village location.

## Description

The incredibly spacious and versatile accommodation includes good hall space from which the main rooms lead, a sitting room with a fireplace, a separate dining room and a conservatory that overlooks the garden. The kitchen has a range of Shaker style units and space for a table. There are four well balanced bedrooms, two of which have en-suite facilities. There is also a useful cloakroom/shower room. Outside there is a detached double garage and a wide gravelled driveway providing good frontage. The mature gardens are a particular feature, with a wide range of plants providing good privacy, structure and interest. A viewing is strongly advised to fully appreciate the overall qualities of this very comfortable home.

- Enclosed Porch
- Entrance Hall
- Rear Hall
- Inner Hall/Study Area
- Cloakroom/Shower Room
- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Four Bedrooms
- Two En-Suites
- Double Detached Garage
- Mature Gardens



## Planning Permission

Consent has been granted by Basingstoke & Deane Council ([www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)) under approval no. 22/01784/HSE for a first floor conversion to create an attractive home with a further two bedroom suites with dormer windows.



To view this property call Marc Allen Estate Agents on **01488 685353**



#### Enclosed Porch

Built-in cupboard.

#### Entrance Hall

Larder cupboard. Radiator.

#### Rear Hall

Door to garden. Cupboard with hot water tank and immersion heater.

#### Inner Hall/Study Area

Radiator.

#### Cloakroom/Shower Room

Shower enclosure, wash hand basin and w.c. Radiator.

#### Sitting Room

Raised open fireplace with a marble surround and hearth. Built-in cupboard and shelving. Two radiators.

#### Dining Room

Two radiators. French doors to:-

#### Conservatory

A part brick and double glazed construction with a glass roof and door to the garden.

#### Kitchen/Breakfast Room

Fitted with a range of Shaker style wall and base units with drawers, dresser unit, work surfaces over and tiled surrounds. Single drainer sink unit with a directional tap. Plumbing for dishwasher and washing machine. Gas cooker point (bottled, not mains). Appliance space. Radiator.

#### Bedroom 1

Built-in wardrobes, cupboards, drawers and overhead storage. Radiator. French doors to garden.

#### En-Suite Bathroom

A white suite comprising panelled bath, wash hand basin with cupboards below and w.c. Separate shower enclosure. Tiled surrounds. Heated towel rail. Electric shaver point.

#### Bedroom 2

Radiator.

#### En-Suite Shower Room

With a generous shower enclosure, wash hand basin and w.c. Radiator. Heated towel rail. Electric shaver point.

#### Bedroom 3

Radiator.

#### Bedroom 4

Radiator. Fitted hanging rail.

#### Double Garage

With up and over doors. Light and power.

#### Outside

A five bar gate leads to a wide gravelled driveway with turning area and mature shrub borders. The garden extends to both sides of the property with a lawned garden, mature trees and summerhouse. There is a screened area for garden waste, with various sheds and a greenhouse. The formal gardens are a particular feature with further well stocked borders, topiary, mature trees and a private paved terrace for meals and entertaining. Outside light and power.

#### Services

All mains connected, except gas. Appliance, where fitted, have not been tested nor have any forms of heating. Only fixtures and fittings which are specifically identified are included.



EPC

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