



DOWNER & CO

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22 Greenacres
Woolton Hill, Newbury
RG20 9TA

£575,000



Spacious Four Bedroom Detached Family Home

Features.

- Detached
- Four bedrooms
- Two reception rooms
- Double garage
- Large plot
- Potential to extend (subject to planning)
- Sought after village
- Walk to shop/public house
- Potential to update
- NO ONWARD CHAIN



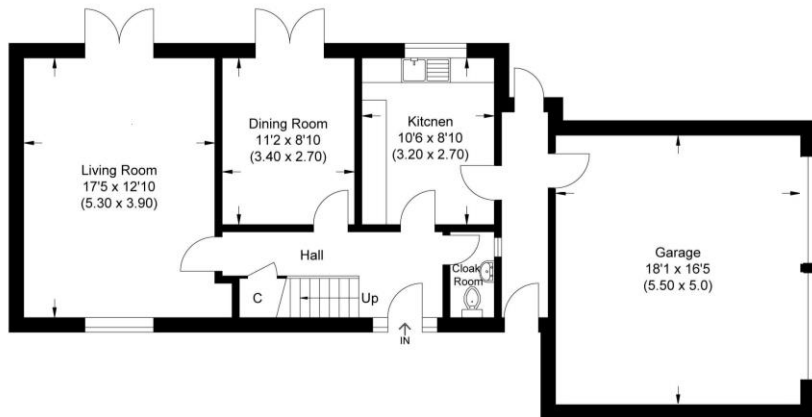


Description.

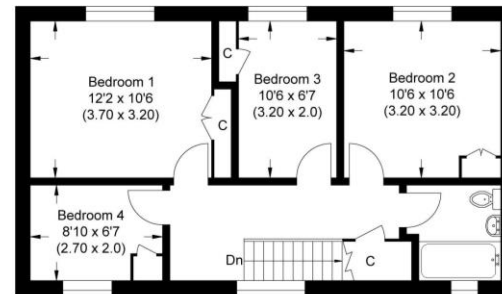
Spacious four bedroom detached family home, ideally located in the sought after village of Woolton Hill. Situated on a good size plot with a large private rear garden and double garage. The house offers excellent living accommodation and the potential to update/extend (subject to planning) for buyers who would want to make this their 'forever home'.

Approximate Gross Internal Area
 106.36 sq m / 1144.85 sq ft
 (Excludes Garage)
 Garage Area 27.50 sq m / 296.0 sq ft

The property comprises entrance hall, dual aspect living room with french doors opening to the rear garden, kitchen, dining room also with french doors to the rear garden, cloakroom, four bedrooms and bathroom. Benefits also include oil fired central heating, double glazing and NO ONWARD CHAIN.



Ground Floor



First Floor

Location.

The village of Woolton Hill is located five miles due south of Newbury and has amenities including primary school, shop/post office, public house, stunning walks in the nearby Chase and is easily accessible to the A34.

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



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: D

COUNCIL TAX BAND: E

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01635 523777

Alternatively, visit our website below to view all of the details of this property online.

www.downer.co.uk

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