



DOWNER & CO

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Grange Cottage  
Woolton Hill RG20 9TX

£730,000





## Features.

# Stunning Four Bedroom Semi-Detached Character Property

- Semi-detached character property
- Four bedrooms
- Living room with working wood burner
- Conservatory
- Large south-west facing rear garden
- Garage and parking for several cars
- Popular village location surrounded by open countryside
- Excellent school catchment
- Tesla solar panels installed
- Oil fired central heating





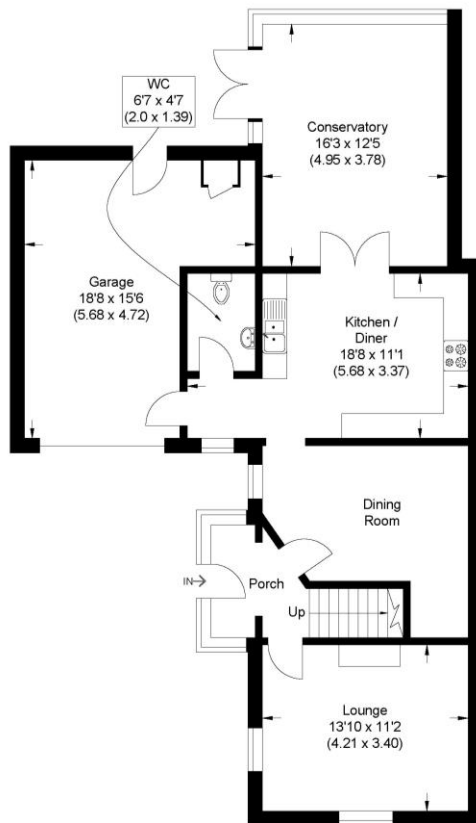
## Description.

Stunning and spacious four bedroom semi-detached character property situated in the popular village of Woolton Hill, surrounded by unspoilt open countryside, and just a walk to all the village amenities.

The property offers excellent living accommodation which comprises entrance porch, cloakroom, living room with working wood burner, dining room, smartly fitted kitchen opening to a light and bright conservatory looking out to the fabulous south-west facing rear garden. The first floor comprises master bedroom with en-suite shower room, two double bedrooms, further single bedroom/study, bathroom, garage and parking for several vehicles. Benefits also included Telsa powered solar panel electricity, oil fired central heating, garden studio, stable and store. Viewings highly recommended.

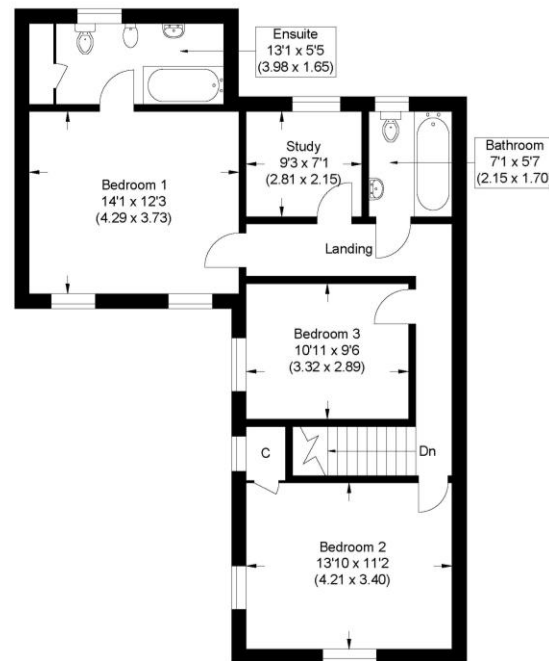
## Location.

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 easily accessible to the A34.



Ground Floor

Approximate Gross Internal Area  
158.86 sq m / 1710.0 sq ft  
(Includes Garage)  
Garage area : 21.39 sq m / 230.24 sq ft



First Floor

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: C

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](http://www.downer.co.uk)**

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