



DOWNER & CO

TRUSTED SINCE 1988

5 Paddock End, Woolton Hill, Newbury RG20 9TJ
Price: £795,000

Features.



Description.

A handsome five double bedroom detached family home in a small cul-de-sac of properties. Set in this lovely village due south of Newbury the house has been built to a high specification and includes a stunning open plan kitchen/diner/family room with centre island and bi-fold doors to the rear garden.

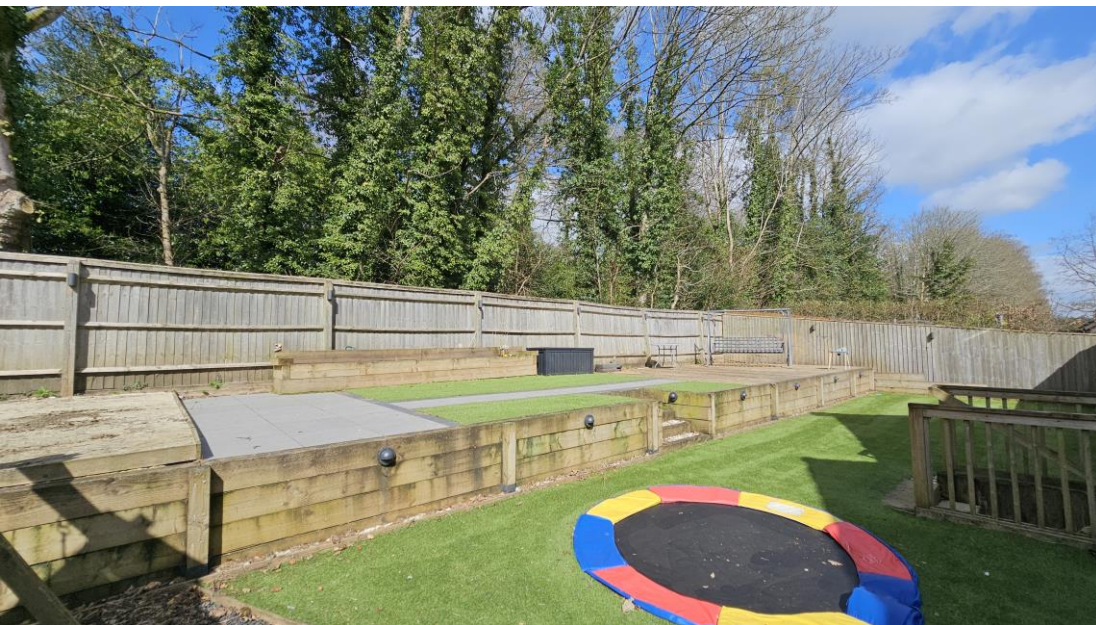
Accommodation includes entrance hall, cloakroom, living room, kitchen/dining room, utility room, master bedroom with walk-in wardrobe and en-suite, guest bedroom with further en-suite, three further double bedrooms and family bathroom. LPG gas central heating, double garage with driveway to front and newly re-landscaped low maintenance garden to rear.



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 the surrounding countryside and easily accessible to the A34. The nearby village of Highclere includes Highclere Park, home to Highclere Castle aka Downton Abbey and amenities include the highly regarded Thorngrove Prep School.



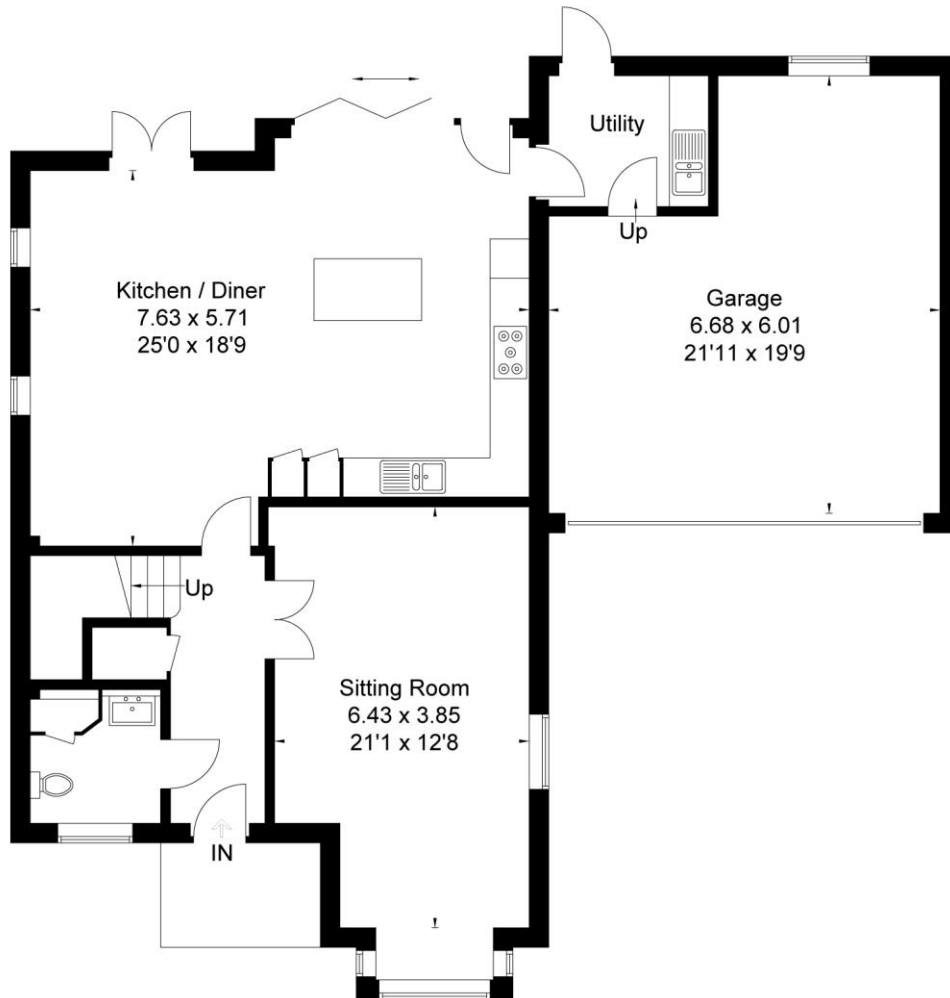


5 Paddock End, Woolton Hill, RG20 9TJ

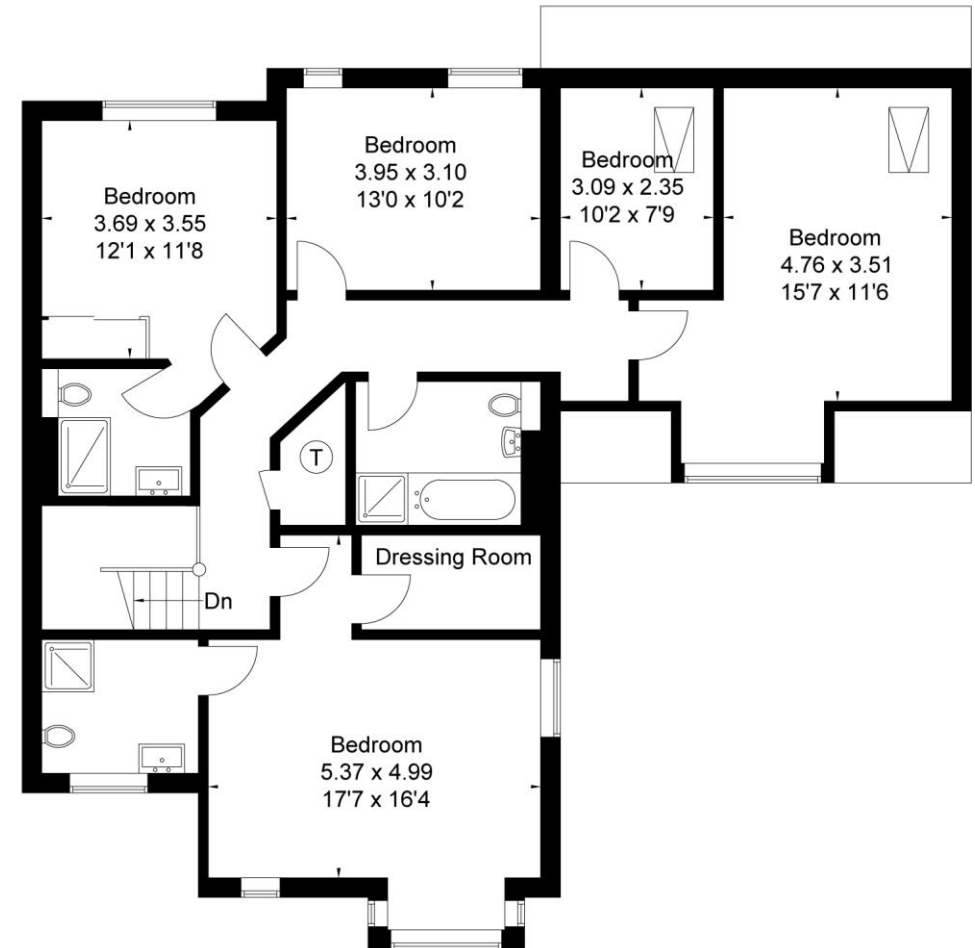
Approximate Gross Internal Area = 247 sq m / 2659 sq ft
(Including Garage)



ft



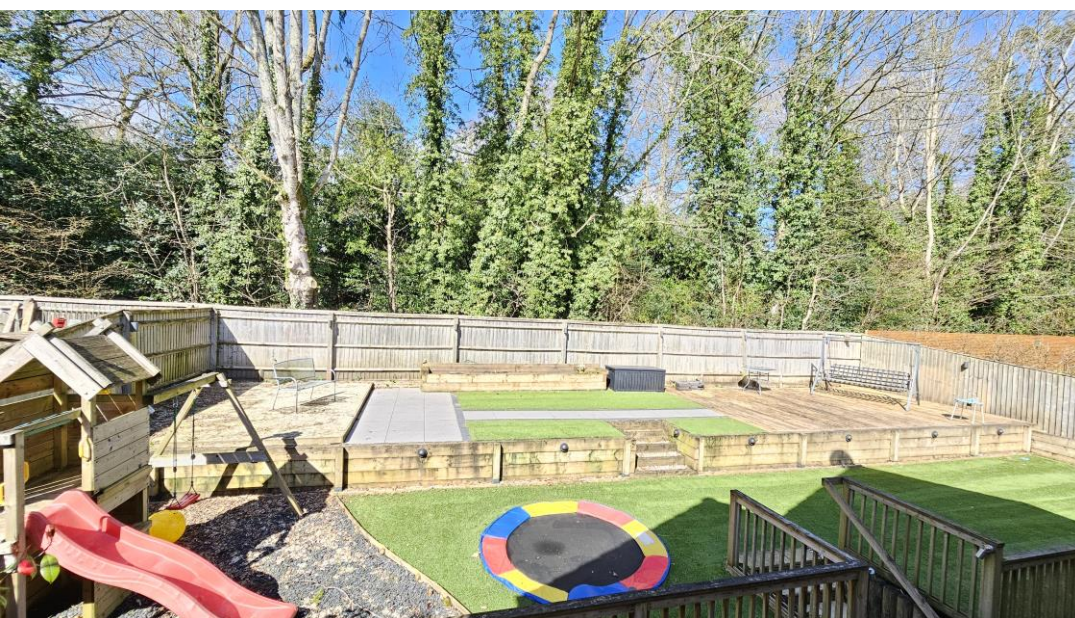
Ground Floor




First Floor

Illustration for identification purposes only. Not to scale
Ref: 135906

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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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: B

COUNCIL TAX BAND: G
2025/2026: £3,586.10.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk