



DOWNER & CO

TRUSTED SINCE 1988

1 Heather Cottages, Broadlayings,  
Woolton Hill, RG20 9TS  
Price: £499,950

**Features.**

- 2
- 3
- 1

**NO ONWARD CHAIN**

**Description.**

LOCATION, LOCATION, LOCATION! Here is a chance to renovate, re-furbish and potentially extend (STPP) this three bedroom semi-detached cottage, ideally situated in the centre of the village!

Sitting on a good size plot the current accommodation comprises, entrance hall, kitchen/breakfast room, two reception rooms, garden room, three bedrooms and bathroom. VIEWINGS STRICTLY BY APPOINTMENT.

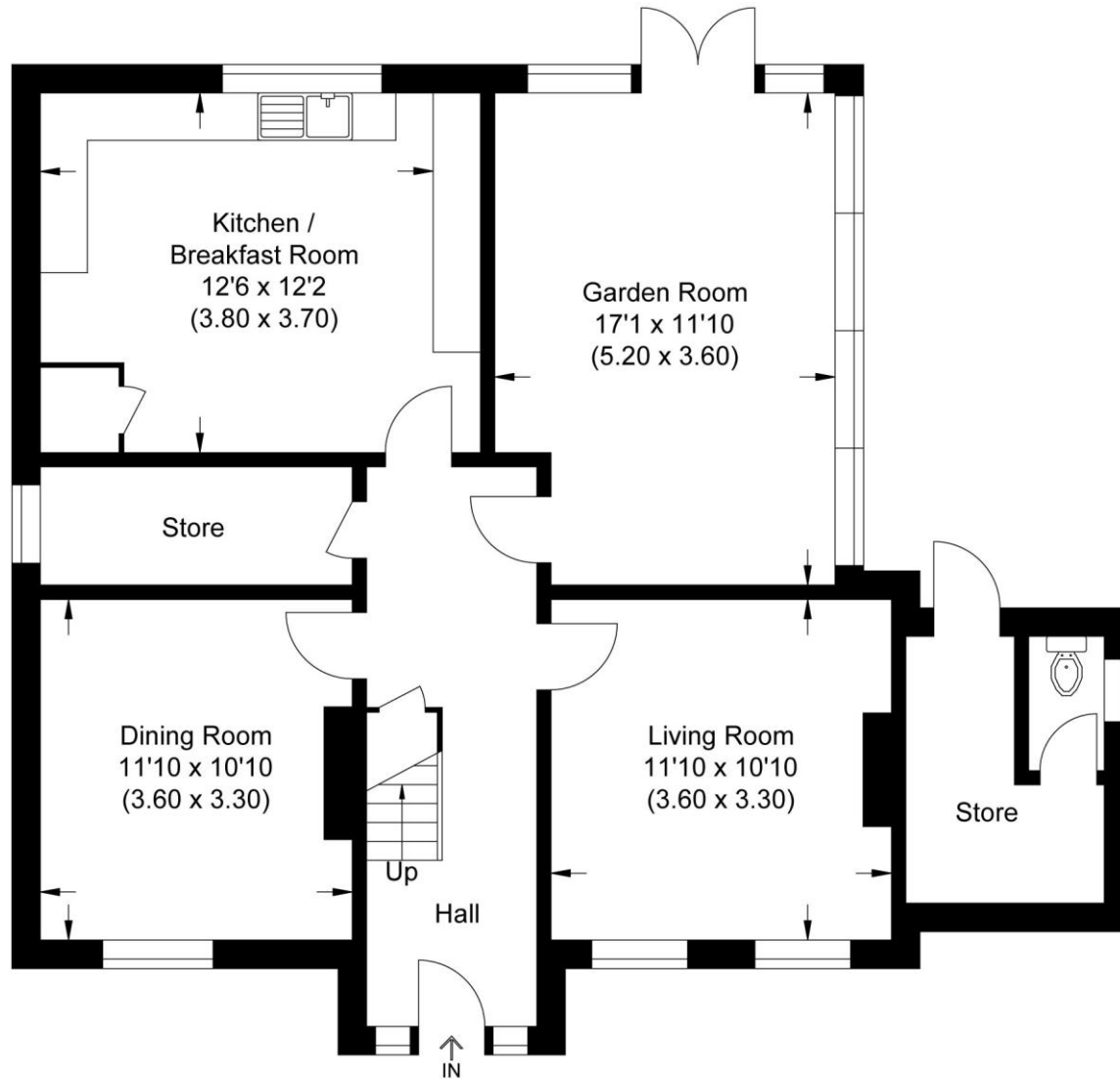


## Location.

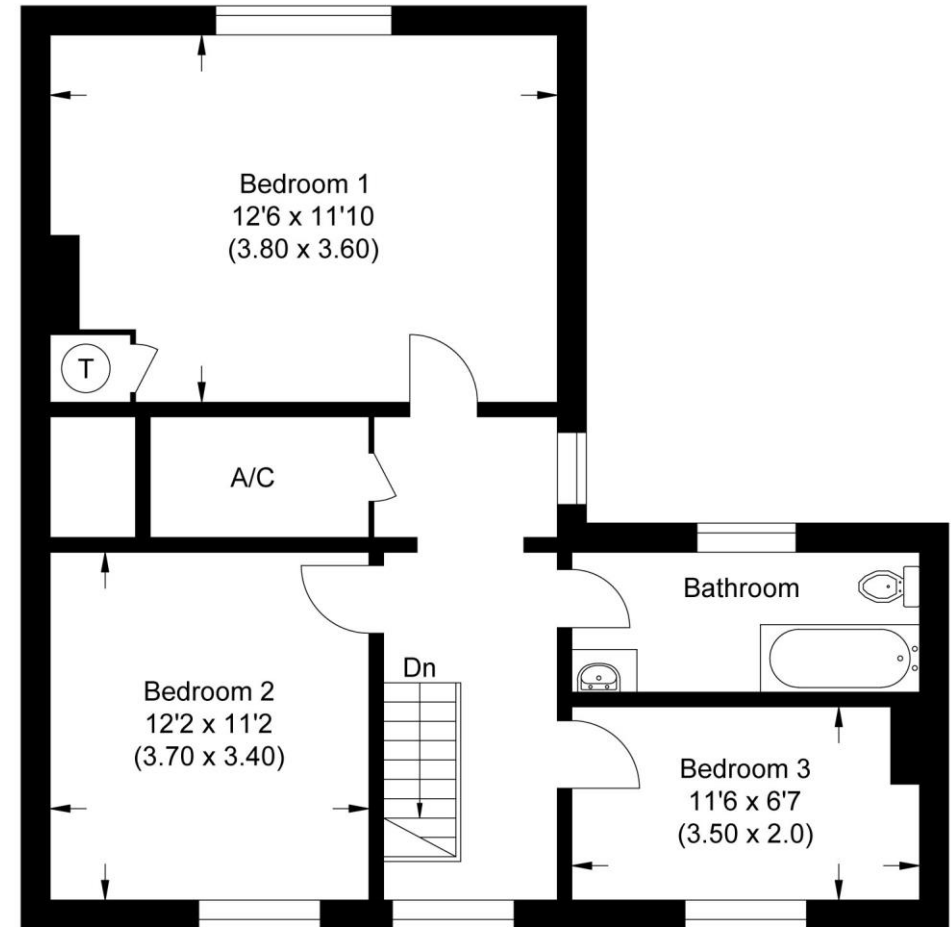
The village of Woolton Hill is located five miles due south of Newbury and has amenities including primary school, shop/post office, public house, stunning walks in the nearby Chase and is easily accessible to the A34.



Approximate Gross Internal Area  
145.54 sq m / 1566.58 sq ft

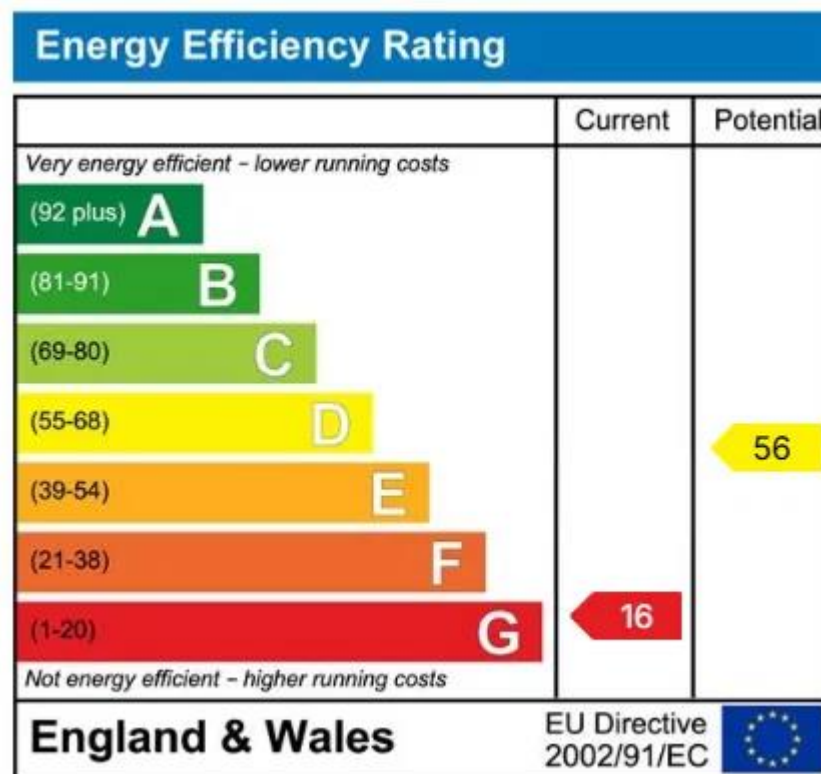


Ground Floor



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: G**

**COUNCIL TAX BAND: D**  
**2025/2026: £2,151.66.**

**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.

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