



DOWNER & CO

TRUSTED SINCE 1988

27 Meadowbrook, Woolton Hill, RG20 9AN
Price: £339,950

Features.

-  1
-  2
-  2

NO ONWARD CHAIN

Description.

Smartly presented, modern, two double bedroom, two bathroom semi-detached house, on an extremely desirable development in Woolton Hill village, enjoying beautiful countryside walks close by.

The accommodation comprises entrance lobby, living/dining room, spacious kitchen with integrated appliances, cloakroom, large storage cupboard/pantry, master bedroom with en-suite shower room, further double bedroom and bathroom. Benefits also include driveway parking, a larger than average rear garden, underfloor heating downstairs, air source heat pump.



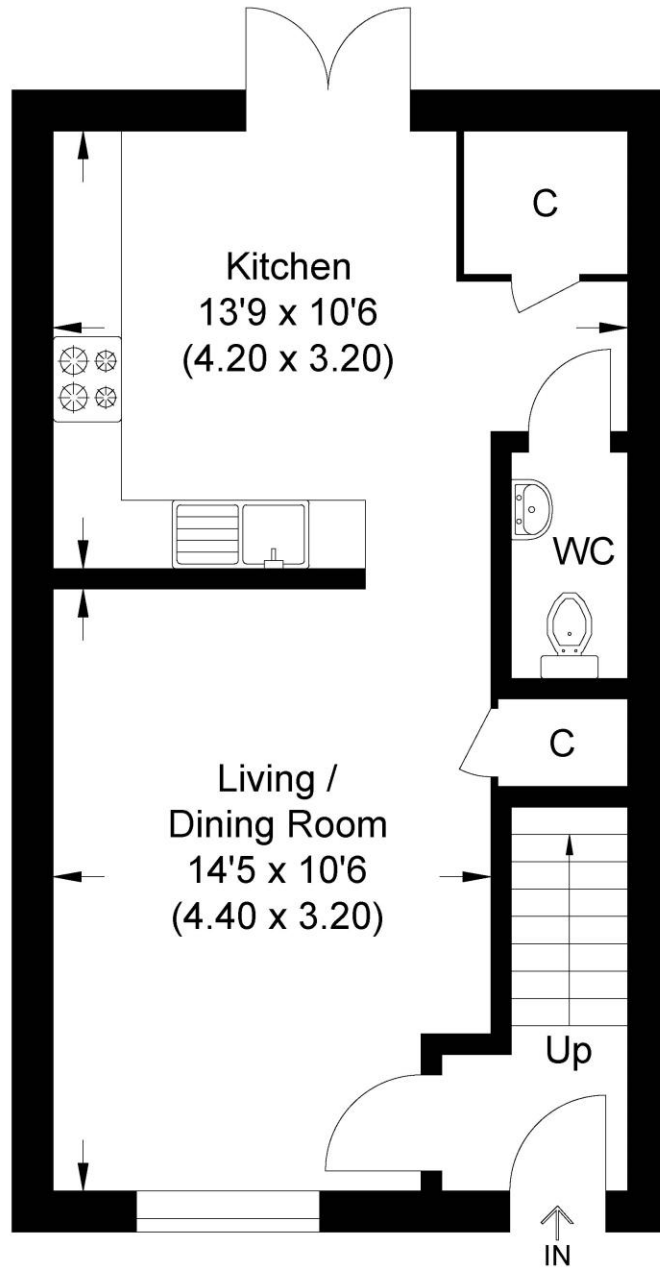
Location.

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.

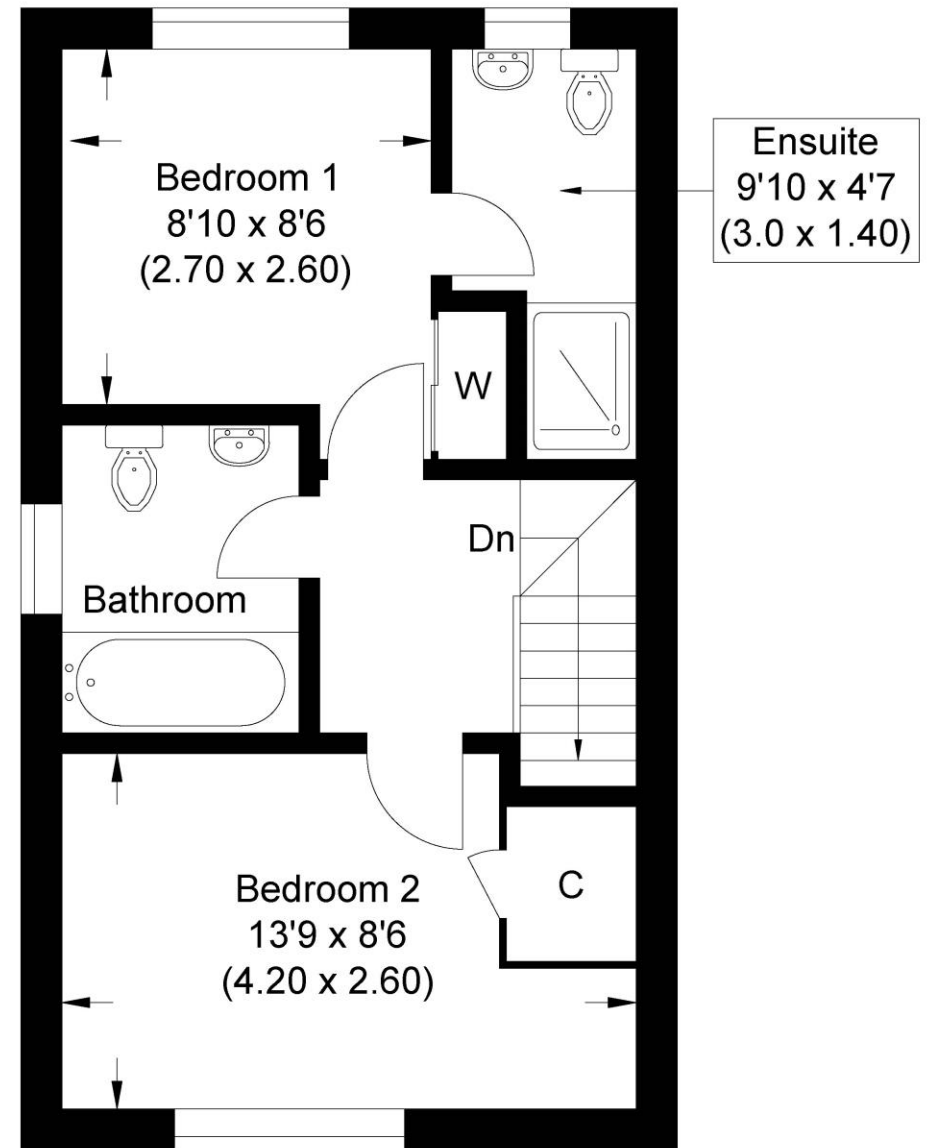




Approximate Gross Internal Area
65.10 sq m / 700.73 sq ft




Ground Floor



First Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		100
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
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: C
2025/2026: £1,912.58.

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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