



GREENWOOD COPSE, WOOLTON HILL

Russell Marshall
Estate Agents

Greenwood Copse

Tile Barn, Woolton Hill, Newbury, RG20 9XE

Guide Price £1,375,000

Approximately 4 Miles to Newbury
Approximately 8.3 Miles to M4 J13
Approximately 1.3 Miles to A34

Freehold Detached House

- Highly Sought-After Village Location

Excellent Plot:

- Lovely Mature Garden
- Generous Driveway
- Double Garage

Ground Floor:

- Entrance Hall
- Drawing Room With Open Fireplace & Log Burner
- Dining Room
- Fabulous Bespoke Kitchen/ Family Room
- Utility/Boot Room
- Cloakroom/W.C.

Upper Floors:

- Six Bedrooms
- Beautiful Family Bath/ Shower Room
- Principal Bedroom With Dressing Area and High Quality En-Suite Walk-In Shower Room
- Two Further Walk-In Shower Rooms

Throughout:

- Oil Fired Central Heating (underfloor at ground level)
- Double Glazing



Situation

The property was a new build completed in 2012 and subsequently enhanced by the current owners. It is located in the popular village of Woolton Hill on the Hampshire/Berkshire border. Woolton Hill is a thriving village with an active community, a local pub, a beautiful church and excellent local schools. The nearby village of Highclere is home of the famous 'Downton Abbey' series, better known as Highclere Castle holding annual and seasonal events, well renowned for its ancient Egyptian collection. The nearby town of Newbury offers extensive shopping, leisure facilities and mainline railway station. Access to the national road network is very good via the A34 which links with the M4, M3 and A 303.





The Property

Greenwood Copse is a handsome detached house standing in an excellent plot at the end of a private gated driveway.

This lovely home is arranged over three floors. On the ground floor visitors are greeted in a generous sized Hallway which in turn leads to all the principal rooms.

There is a light and airy triple aspect Drawing room, a large Dining room and a fabulous bespoke Kitchen/Family room. The handmade Kitchen includes a large island, integrated appliances and sleek work surfaces. The Family room is spacious and dual aspect with French doors to the garden. A large separate Utility room completes the ground floor.

Upstairs, there are six Bedrooms in total. The master Bedroom boasts a Dressing area and en-suite Walk-In Shower room whilst the remaining Bedrooms are served by a further en-suite shower room, a beautiful dual sink family bath/walk-in Shower room, and a separate W.C./ Shower room on the top floor, all equally high standard.

In all, a very special village home with a welcoming atmosphere.











Outside

Outside, electric gates open onto a wide gravelled driveway that leads up to a double width garage with electric doors and floored storage above. The house sits very well in its plot with plenty of frontage and to the rear a large patio and outdoor entertaining area external water, power and light and neatly tended lawn beyond.



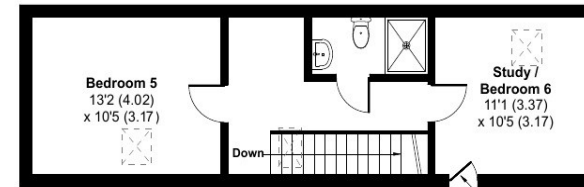
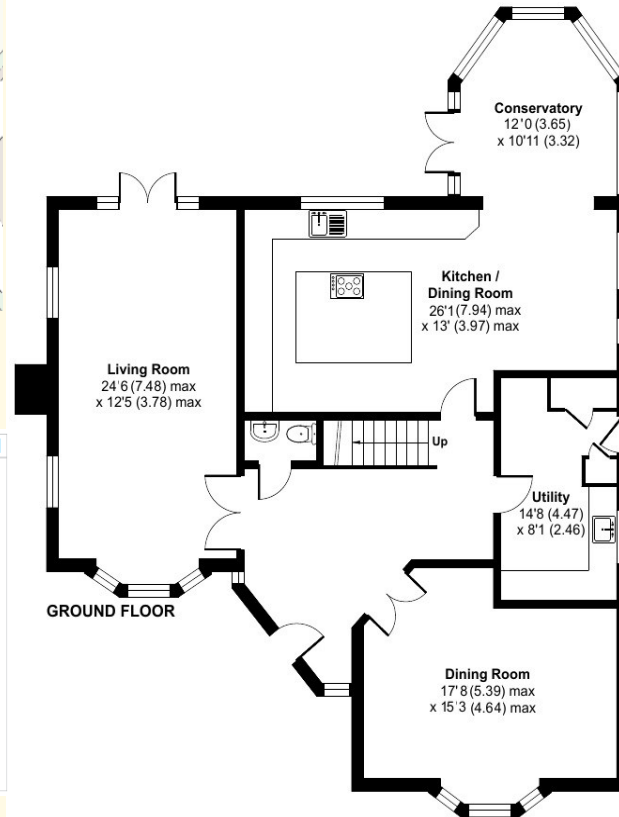
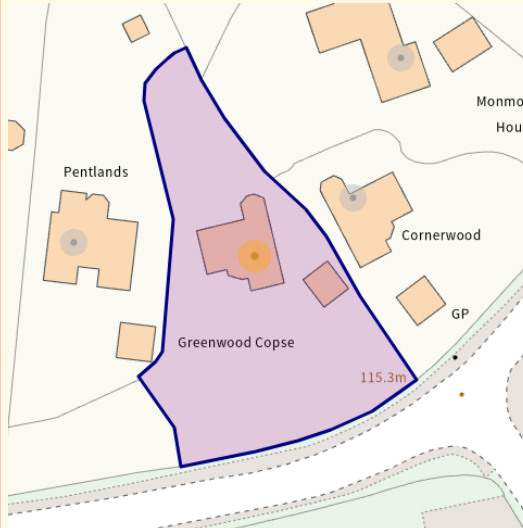
Woolton Hill, Newbury, RG20

Approximate Area = 2971 sq ft / 276 sq m

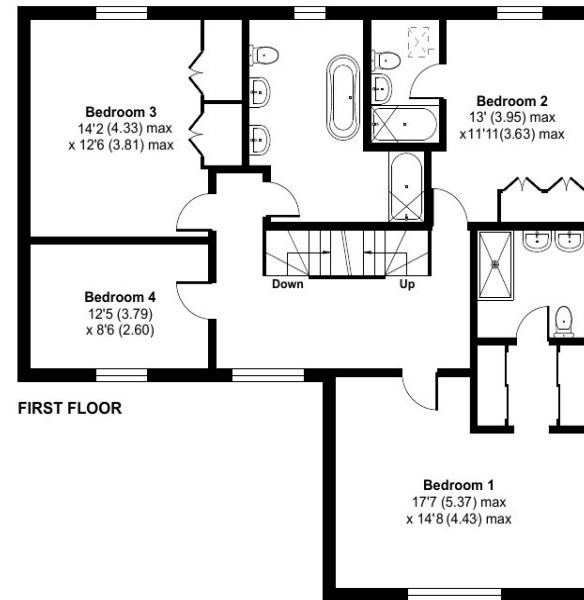
Garage = 366 sq ft / 34 sq m

Total = 3337 sq ft / 310 sq m

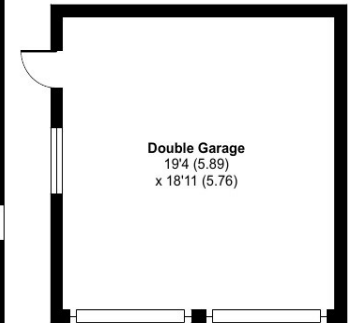
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SECOND FLOOR



FIRST FLOOR



Double Garage
19'4 (5.89)
x 18'11 (5.76)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage

Oil Fired Central Heating

Mains Electricity

Council Tax Band: G

What 3 Words Location: ///yoga.sleepless.gardens



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Russell Marshall Estate Agents. REF: 1194651



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