

**4 ELM COTTAGES
WOOLTON HILL**



4 Elm Cottages

White City, Woolton Hill, Newbury, Hampshire, RG20 9TH

Guide Price £550,000

Approximately 4.4 Miles to Newbury
Railway Station

Approximately 8.6 Miles to M4 J13

Approximately 13 Miles to Andover

- Freehold
- Semi Detached House
- Entrance Hall
- Living Room With Feature Fireplace
- Kitchen/Dining Room
- Office/Study
- Utility/Cloakroom/W.C.
- Three Bedrooms
- Family Bathroom
- Double Glazing
- Oil Fired Central Heating
- Driveway
- EV Charging Point
- Lovely Garden
- Annex/Studio
- Kitchenette
- Shower Room



Situation

The property 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 it's 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

A well presented semi-detached house located in the sought after village of Woolton Hill.

This lovely home offers accommodation over two floors and has an added bonus of an Annex/Studio in the garden.

The accommodation includes a welcoming entrance hall with original quarry tiled flooring. There is a comfortable Sitting room with a feature fireplace housing a wood burning stove. The well appointed Kitchen/Breakfast room benefits from built in appliances, sleek work surfaces and wooden cabinets as well as double doors leading out onto the patio. There is a useful Utility/Cloakroom/W.C. and a Study to complete the ground floor.

Upstairs, the three well proportioned Bedrooms are served by a recently renovated family Bathroom with a shower above the bath.

Outside

To the front of the property there is a gravelled driveway with parking for several cars and an EV charging point.

The lovely rear garden is mostly laid to lawn and is flanked by flower and shrub borders. There are also raised vegetable beds and a patio area.

The Annex/Studio

This fantastic addition to the property is currently being used as an annex however it could be used as a studio or work space as it has a comfortable reception room, a Kitchenette and a Shower room.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Services

Mains Water & Drainage
Mains Electricity
Oil Fired Central Heating

Council Tax Band: D

What 3 Words Location: ///musical.work.wrist

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Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft

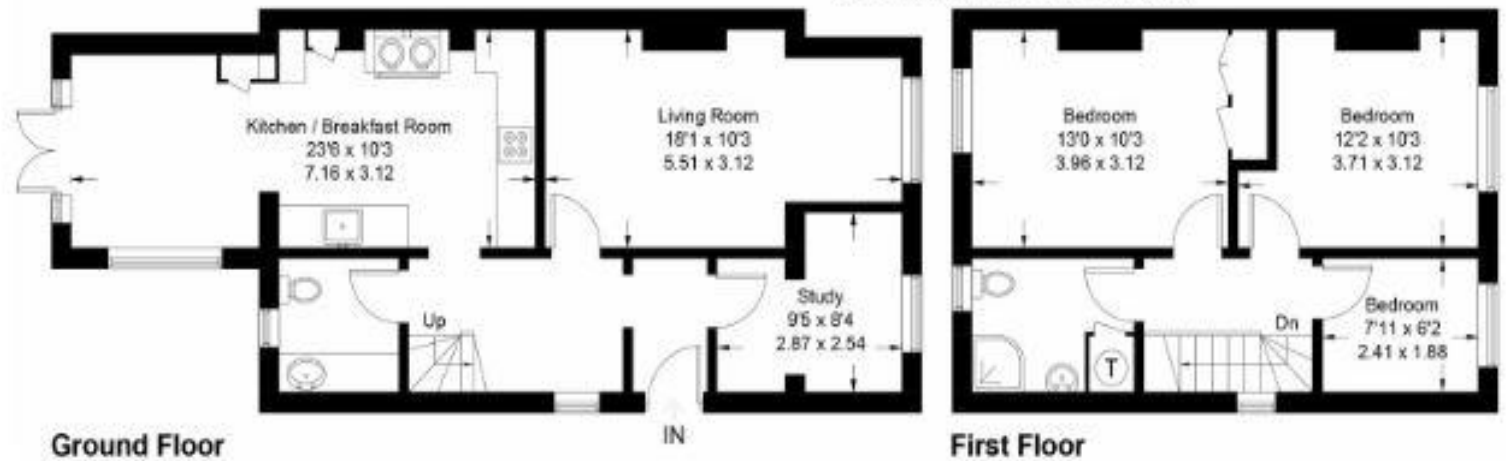
Annexe = 19.8 sq m / 213 sq ft

Total = 117.8 sq m / 1268 sq ft



Annexe

(Not Shown in Actual Location / Orientation)



Ground Floor

First Floor

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