

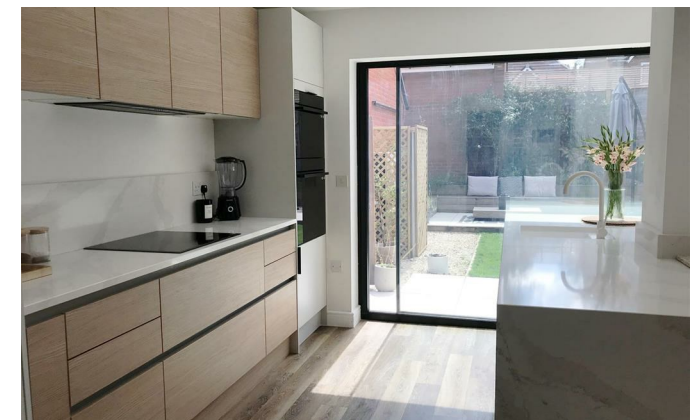
HILLIER & WILSON



Meadowbrook, Woolton Hill, RG20 9AN

Meadowbrook, Woolton Hill

A well-presented five bedroom detached family home located in sought after development in the popular village of Woolton Hill. The property benefits from 4 years remaining on the NHBC, air source heat pump central heating, under floor heating to the ground floor, uPVC double glazing, off road parking and detached double garage. The ground floor comprises entrance hall, cloakroom, play room, sitting room, utility and kitchen/breakfast room with sliding doors onto the garden. On the first floor there is a guest bedroom with en-suite shower room, Juliette balcony and built-in wardrobe, three further double bedrooms and a family bathroom. On the top floor is a principal bedroom, dressing room and en-suite bathroom with separate shower. Externally there is a southerly facing landscaped rear garden which has both lawn and patio areas, whilst to the front of the property is off road parking via driveway and a field nearby. Meadowbrook is a prestigious development in the popular village of Woolton Hill, a few miles south of Newbury. The area also has good amenities including a church, village hall, sports club, post office, nursery, infants and junior schools and a pub.





- FIVE/SIX BEDROOM DETACHED FAMILY HOME
- LOCATED IN A PRESTIGIOUS DEVELOPMENT
- 4 YEARS REMAINING ON THE NHBC
- AIR SOURCE HEAT PUMP/UNDER FLOOR HEATING
- SOUTHERLY FACING LANDSCAPED GARDEN
- OFF ROAD PARKING & DETACHED GARAGE

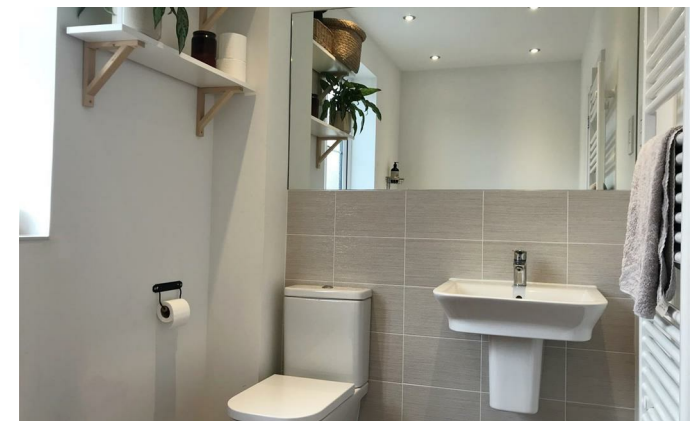
Services:

Mains services are connected (Except gas)
(£25pcm service charge)

EPC: Rating B

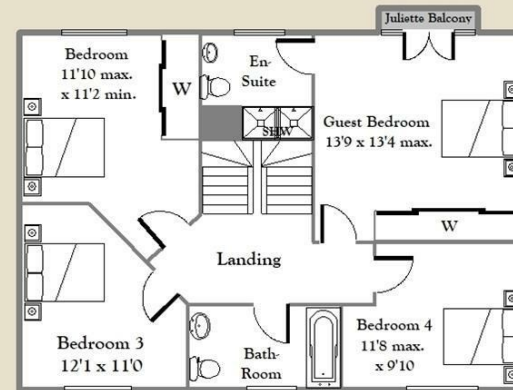
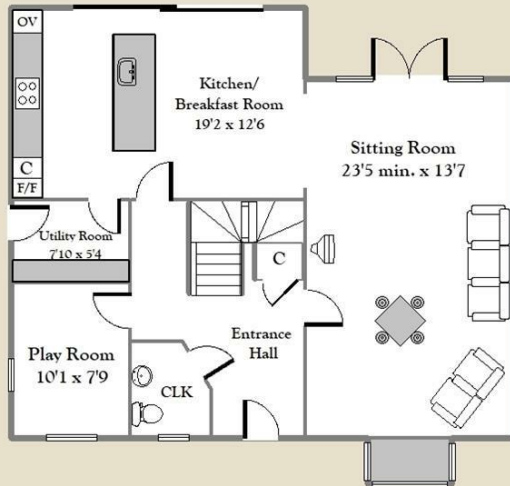
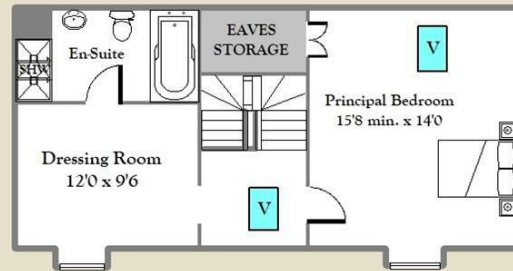
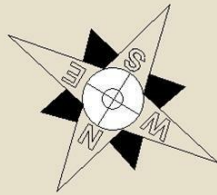
Full results can be sent on request

Council Tax: Band G



Meadowbrook, Woolton Hill

Double Garage
19'4 x 18'10
366 sq.ft.
(Not exact location)



APPROX.GROSS INTERNAL FLOOR AREA 2242 sq.ft (208 sq.m) - For identification only - Not to scale - Hillier & Wilson LTD

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Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

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