

HILLIER & WILSON



Mertesse, East Woodhay, RG20 0AL

Church Cottages East Woodhay

A three bedroom family home located in the sought after village of East Woodhay, just on the edge of the highly regarded hamlet of Ball Hill. The property is in need of modernisation and offers potential to extend further (subject to the usual consents) whilst other benefits include double glazing, elevated views over fields to the rear and off road parking via driveway. The ground floor comprises entrance hall, large storage cupboard, sitting room, dining floor, kitchen/breakfast room and bathroom; whilst upstairs there are three bedrooms. Externally there is a mature rear garden which is mainly laid to lawn with tree/hedge borders, flower beds and a patio area. To the front of the property there is a further lawn area and off road parking via driveway. East Woodhay has an excellent pub/restaurant close-by, and the property also lies within just five miles of Newbury town centre which offers excellent schooling and a railway station on the direct line to London Paddington. NO ONWARD CHAIN.





- THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT AFTER VILLAGE LOCATION
- SHARED SEPTIC TANK WITH NEIGHBOURING HOUSES
 - ELEVATED VIEWS OVERLOOKING FIELDS
- POTENTIAL TO EXTEND (STTC)
 - NO ONWARD CHAIN

Services:

Mains services are connected (Except gas)
(Septic tank shared with neighbouring properties)

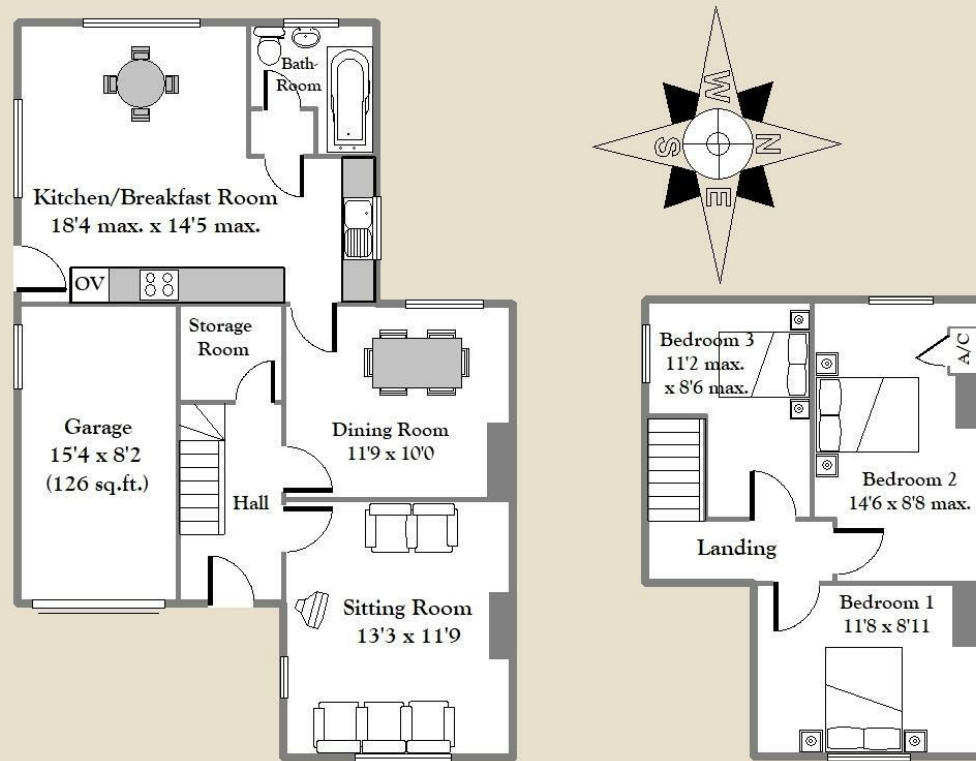
EPC: Rating F

Full results can be sent on request

Council Tax: Band G

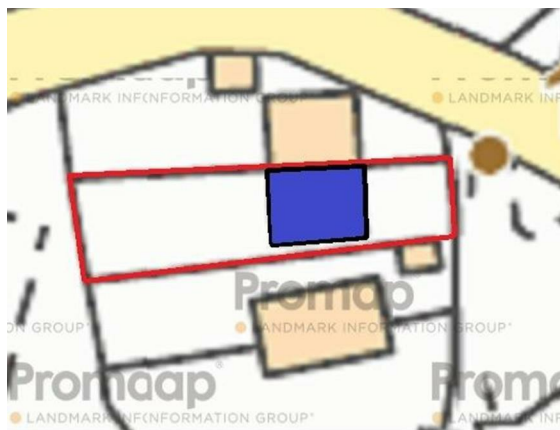
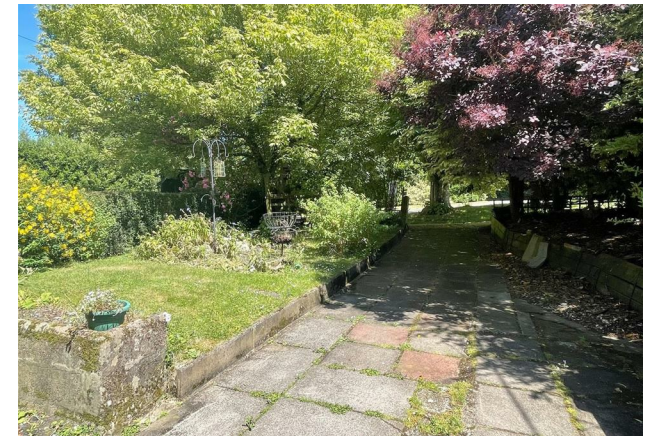


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APPROX GROSS INTERNAL FLOOR AREA 950 sq.ft
For identification only - Not to scale - Hillier & Wilson LTD

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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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