

HILLIER & WILSON



Meadowbrook, Woolton Hill, Newbury, RG20 9AN

Meadowbrook, Woolton Hill

A beautifully presented four bedroom detached family home located in sought after development in the popular village of Woolton Hill. The property benefits from 2 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 accommodation comprises entrance hall, cloakroom, utility, sitting room and kitchen/breakfast room with family area. Upstairs there is a principal bedroom with en-suite shower room and dressing room, three further double bedrooms and a family bathroom with separate shower. Externally there is a well-kept, low maintenance easterly facing rear garden which has both lawn and patio areas, whilst to the front of the property there is off road parking via driveway and access to a double garage, whilst there is also a green fielded area 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.





- FOUR BEDROOM FAMILY HOME
- SOUGHT AFTER DEVELOPMENT IN WOOLTON HILL
- BEAUTIFULLY PRESENTED
- AIR SOURCE HEAT PUMP HEATING SYSTEM
- ENCLOSED EAST FACING GARDEN
- DETACHED DOUBLE GARAGE AND DRIVEWAY

Services:

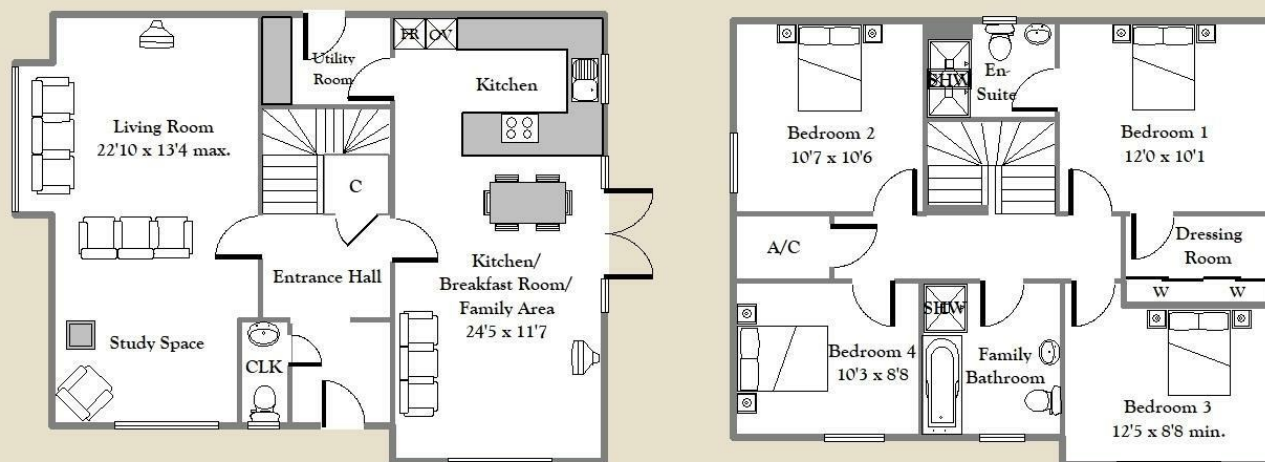
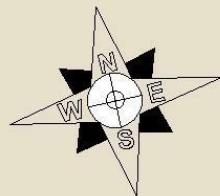
Mains services are connected (except gas)
(Service charge applies for Green Areas)

EPC: Rating B

Council Tax:
Band F



Meadowbrook, Woolton Hill



APPROX. GROSS INTERNAL FLOOR AREA 1438 sq.ft. (134 sq.m)

For identification only (Not to scale)

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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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