

# HILLIER & WILSON



TREYARNON, Woolton Lodge Gardens, Woolton Hill, RG20 9SU



## Woolton Lodge Gardens Woolton Hill

A beautifully presented and imposing five bedroom detached family home located in an executive development within the sought after village of Woolton Hill. The property offers substantial accommodation measuring 2,574 sq.ft in size and sits beside The Chase Nature Reserve, whilst other benefits include oil fired central heating, uPVC double glazing with Hillary's shutters throughout, Gigaclear FTTP full fibre, triple garage with power/light and ample off road parking via driveway. Beyond the Oak porch is the ground floor accommodation which comprises spacious entrance hall with attractive Oak balustrades, cloakroom, sitting room with open fire, family room/office, modern Ben Heath kitchen/breakfast room, conservatory/garden room, utility and boot room. Upstairs there is a principal bedroom with dressing area and en-suite shower room, a guest bedroom with en-suite shower room, three further bedrooms and a modern family shower room. Externally there is a well-kept, enclosed rear garden which is mainly laid to lawn with mature hedge and flower bed borders, a patio seating area with vegetable patch, a shed and summer house, and a second patio area leading to the triple garage. To the front of the property there is ample off road parking via driveway. Woolton Lodge Gardens is located within the popular village of Woolton Hill, a few miles south of Newbury. Woolton Hill has good amenities including a church, village hall, sports/tennis club, post office, nursery, Thorngrove School and a pub.







- FIVE BEDROOM DETACHED FAMILY HOME
- EXECUTIVE DEVELOPMENT IN WOOLTON HILL
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS ACCOMMODATION MEASURING 2574 SQ.FT
- NEIGHBOURING THE CHASE (WOODLAND AREA)
- TRIPLE GARAGE & AMPLE DRIVEWAY PARKING

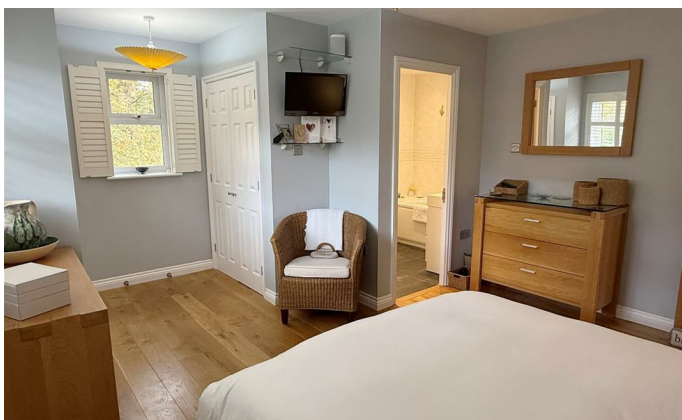
Services:

Mains services are connected (Except gas)

EPC: Rating D

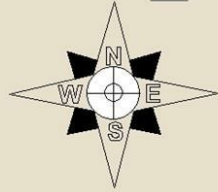
Full results can be sent on request

Council Tax: Band G





# Woolton Lodge Gardens Woolton Hill



(Not exact location)

Shed  
9'11 x 5'7

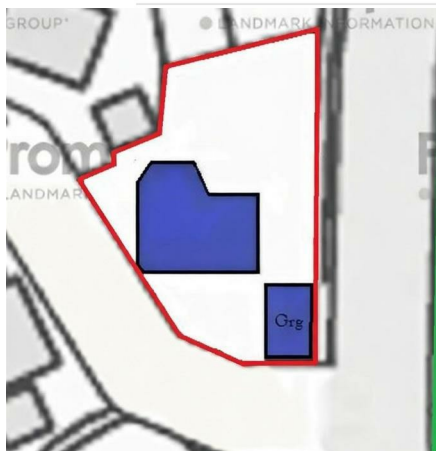
(Not exact location)

Summer  
House  
7'10 x 7'10

Triple Garage  
26'4 x 18'7  
490 sq.ft.  
(Not exact location)

APPROX GROSS INTERNAL FLOOR AREA 2574 sq.ft. (239 sq.m)  
(Excluding Triple Garage, Summer House & Shed) - For identification only - Not to scale - Hillier & Wilson

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**The Chase**  
Picturesque and  
ideal for dog walking

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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