



Carmel Broadlayings Woolton Hill Newbury RG20 9TT

Price Guide: £750,000 Freehold



A delightful detached family home set in generous gardens and enjoying a lovely position

- Reception hall with oak staircase
- Cloakroom
- Fitted kitchen/breakfast room
- Utility with broom cupboard
- Study with fitted furniture and coats cupboard
- Generous dining room
- Double aspect living room
- Master bedroom with wardrobe and en-suite
- Three further bedrooms
- Family bathroom
- Double garage
- Large driveway
- Delightful gardens
- Oil fired central heating

Location

Broadlayings lies on the edge of this sought after village with its own primary school, village shop and pub/restaurant. Newbury lies 3½ miles to the north where there is a comprehensive range of shopping, leisure and educational facilities and a station on the direct line to London Paddington. Woolton Hill is well served by the A34 (Newbury Bypass) which in turn joins the M4 junction 13 at Chieveley. The village is also surrounded by open countryside and the famous Chase (an ancient woodland) is nearby.



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An impressive family home in a superb location

Paul Hodgson

Description

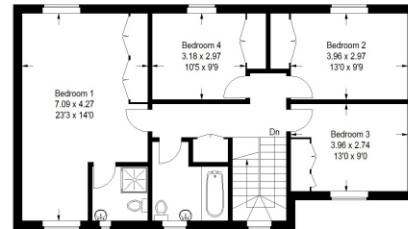
This attractively presented detached family home offers spacious and well planned accommodation over two floors. The ground floor comprises reception hall with a modern oak staircase, cloakroom, generous double aspect living room with fireplace, dining room, study with fitted furniture, fitted kitchen/breakfast room with built-in fridge, oven and hob, and utility. The first floor comprises master bedroom with ensuite shower, three further bedrooms, and a family bathroom. The property benefits from oil fired central heating and double glazing.

Outside

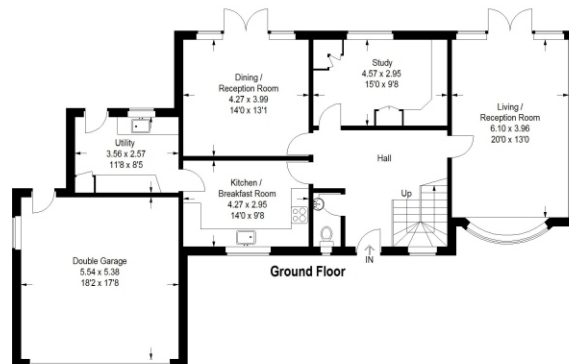
The property enjoys a generous plot with its own private gravel driveway with ample parking and a double garage. The double garage has light and power, an electric door and a personal door leading into the rear garden. There is an area of lawn on the front boundary and the rear garden is mainly laid to lawn with fencing and established shrub and hedge borders. The rear garden faces west.

Carmel

Approximate Gross Internal Area
189.7 sq m / 2042 sq ft
Double Garage = 30.1 sq m / 324 sq ft
Total = 219.8 sq m / 2366 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Floorplans4Sketch.com © 2016 (IC289172)



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Directions

From Newbury proceed south on the Andover Road (A343) and continue under the bypass towards Highclere. At the next crossroads turn right for Woolton Hill and first right again into Broadlayings, passing by the first turning on your left. Carmel can be found after a short distance on the left hand side.

Services

Electricity, water and mains drainage connected. Oil fired central heating.

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