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Briar Lodge, Broadlayings, Woolton Hill RG20 9TS
Price: £535,000

Features.

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Description.

NO ONWARD CHAIN
Detached four double bedroom bungalow, situated in a sought-after location in the heart of this very popular village, just 5 miles south of Newbury. The property would benefit from some updating and could also be renovated and extended (STPP) to the buyers own personal style and requirements.

The flexible accommodation comprises, entrance hall, spacious living room with sliding doors and views of the rear garden, kitchen/breakfast room, separate dining room, office/study, master bedroom with built-in wardrobes and en-suite shower room, three further double bedrooms (three with built-in wardrobes), family bathroom and separate cloakroom. Benefits also include a generous size rear garden, a garage with ample driveway parking and NO ONWARD CHAIN. Viewings strictly by appointment.



Location.

The village of Woolton Hill is located five miles due south of Newbury and has amenities including primary school, shop/post office, public house, stunning walks in the nearby Chase and easily accessible to the A34..

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.



Approximate Gross Internal Area

150.81 sq m / 1623.30 sq ft

(Including Garage)

Garage Area 14.55 sq m / 156.61 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

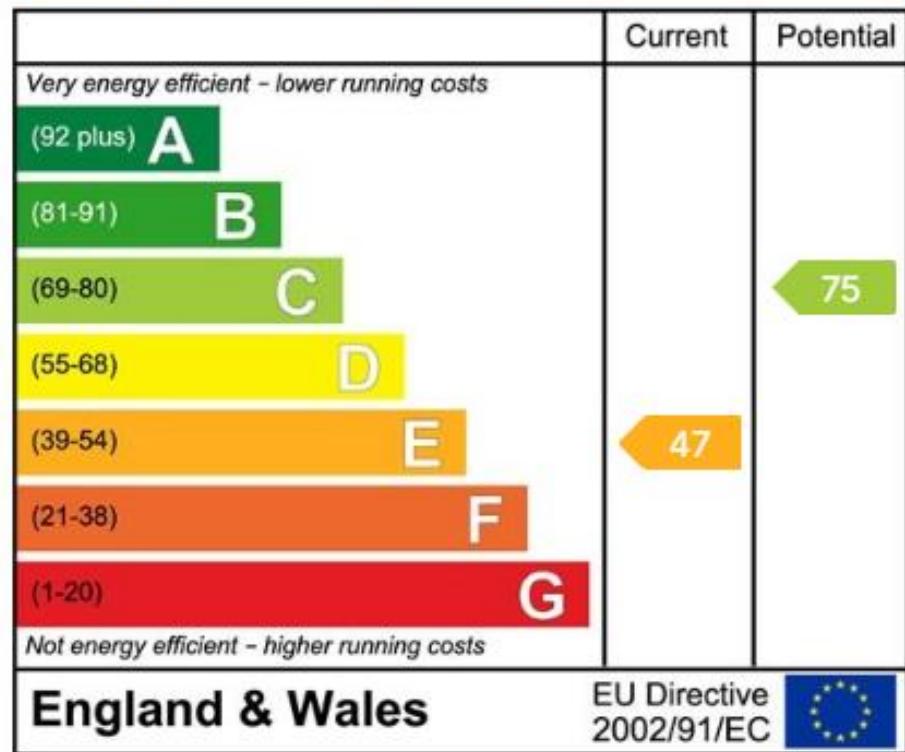


EPC: E

COUNCIL TAX BAND: E
2025/2026: £2,629.80.

TENURE: FREEHOLD

Energy Efficiency Rating



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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