



DOWNER & CO

TRUSTED SINCE 1988

Woodside, Woolton Hill RG20 9XJ
Price: £565,000

Features.



NO ONWARD CHAIN

Description.

Located in the heart of the village and within walking distance of the local school, doctors surgery, shop/post office and pub is a beautiful three bedroom home in a large plot with huge potential to extend (STPP). The property is also within easy reach of the A34, Newbury and miles of local footpaths.

The spacious accommodation consists of entrance hall, good sized kitchen/breakfast room, family room, living room, shower room rear porch area, master bedroom, further double bedroom, third good sized single bedroom and family bathroom. Outside the rear garden faces west and is laid mainly to lawn, driveway parking for several vehicles and front lawn. Benefits include upvc double glazing and oil-fired central heating.



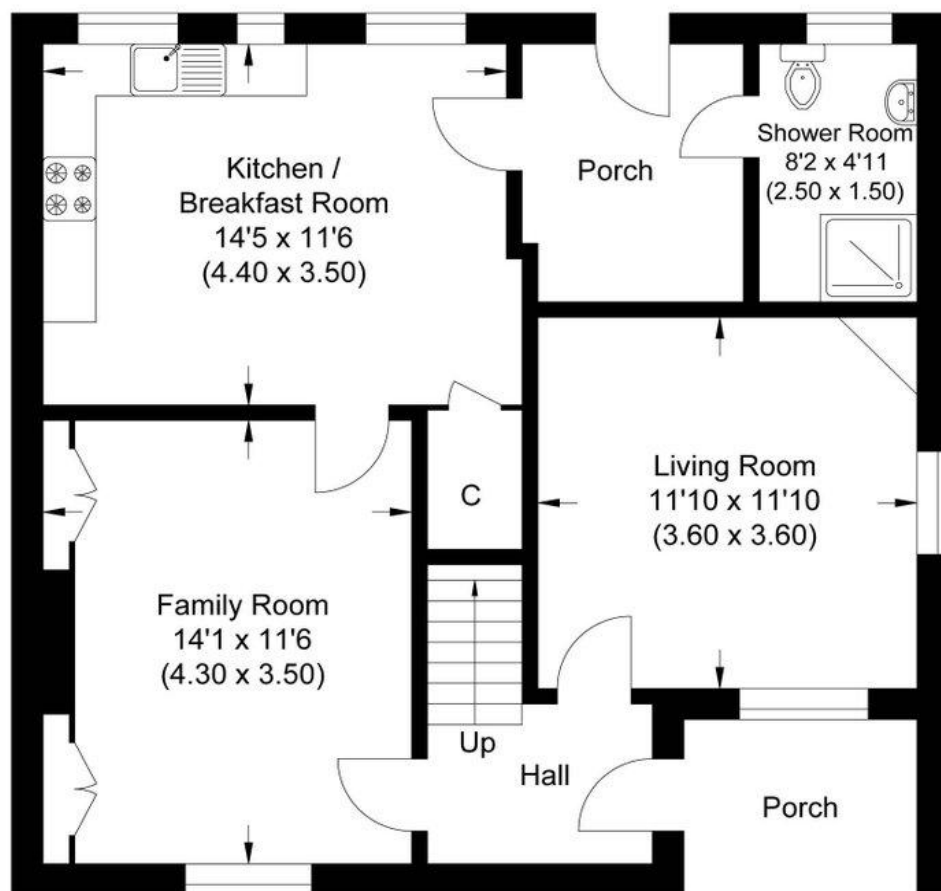
Location.

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 is easily accessible to the A34.

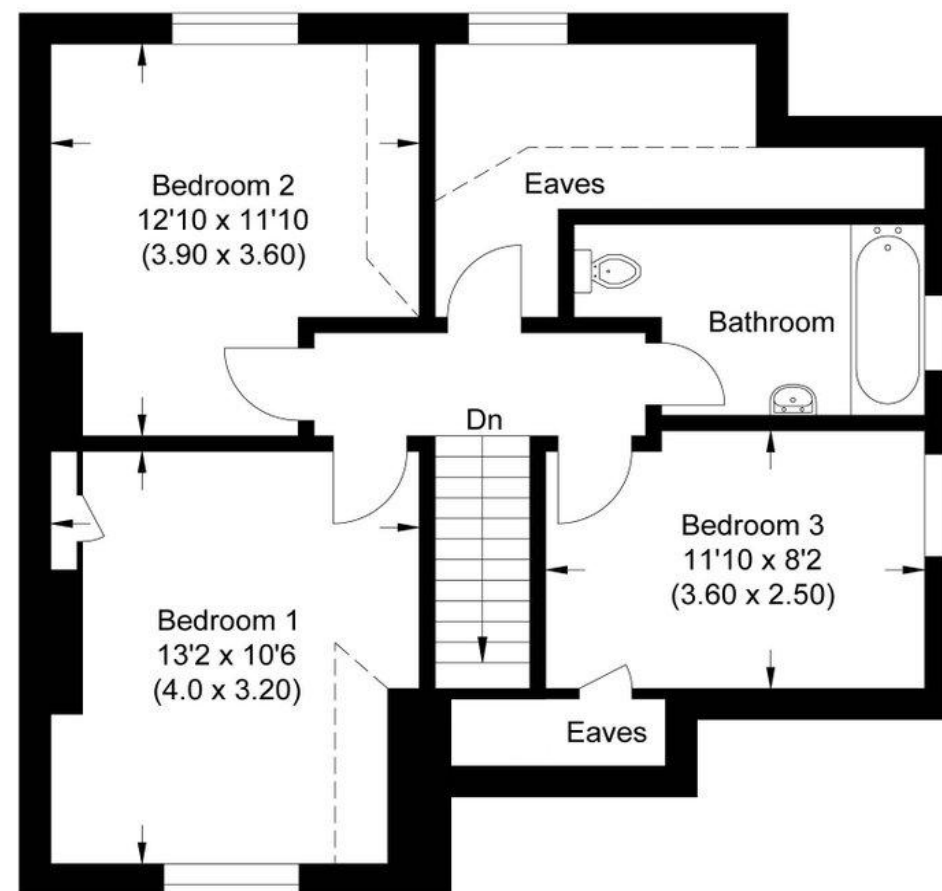
The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. Newbury also has a mainline train station with services direct to Reading and London Paddington.



Approximate Gross Internal Area
108.72 sq m / 1170.25 sq ft
(Excludes Eaves)

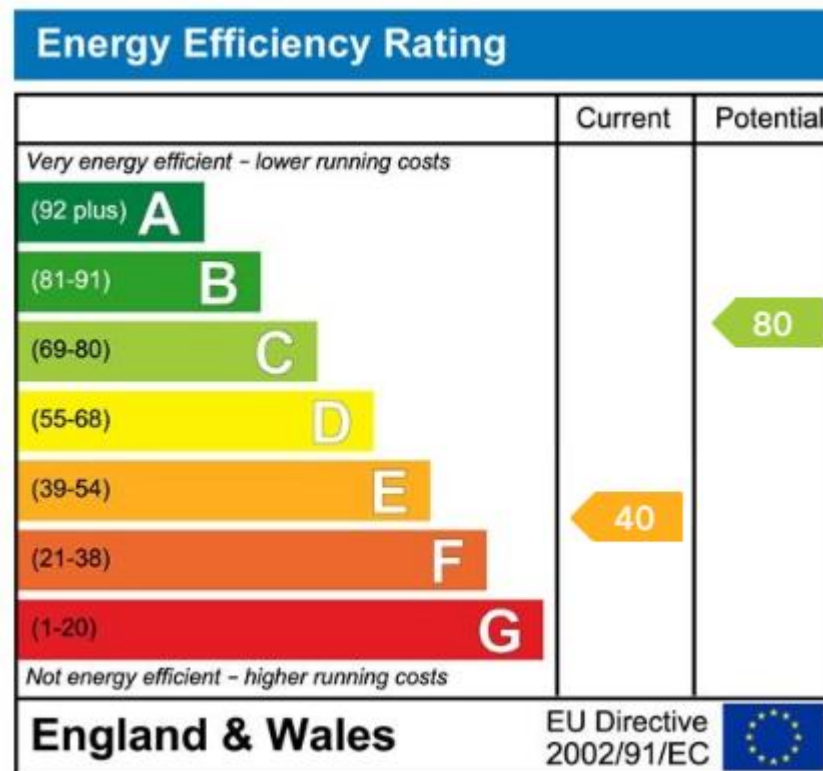


Ground Floor



First Floor

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



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.

EPC: E

COUNCIL TAX BAND: E
2026/2027: £2,762.43.

TENURE: FREEHOLD

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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