



DOWNER & CO

TRUSTED SINCE 1988

Corner Cottage, Woolton Hill RG20 9XJ
Price: £895,000

Features.



NO ONWARD CHAIN

Description.

A five bedroom detached home located in a large, private plot of just over a quarter of an acre within walking distance of the schools, shop, church and pub. The property has been extended and improved by the current owners and is on the market for the first time in 43 years.

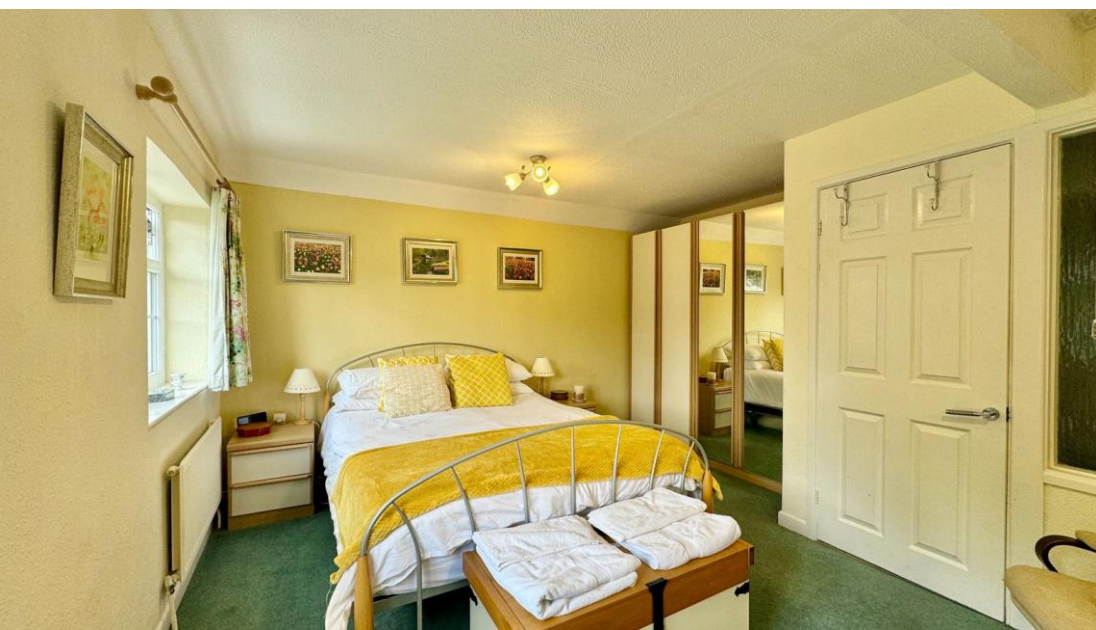
On the ground floor, the spacious accommodation consists of entrance hall, kitchen/breakfast room, dining room, living room with open fireplace, bathroom and utility room. To the first floor is the master bedroom with en-suite, three further double bedrooms, fifth bedroom currently being used as an office, and family bathroom. Outside, the stunning garden is extremely private and has been lovingly looked after over the years. There are two patios, and gates leading to the driveway and road. There is also a home office/studio with power and light, and a double detached garage. Benefits include upvc double glazing, gated driveway parking for several vehicles and oil fired central heating.



Location.

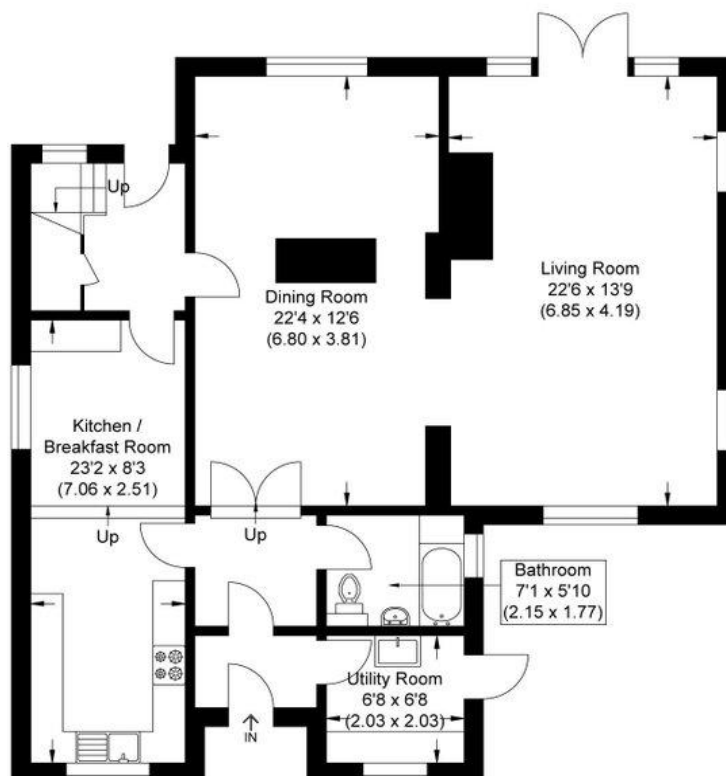
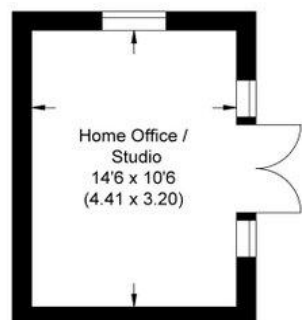
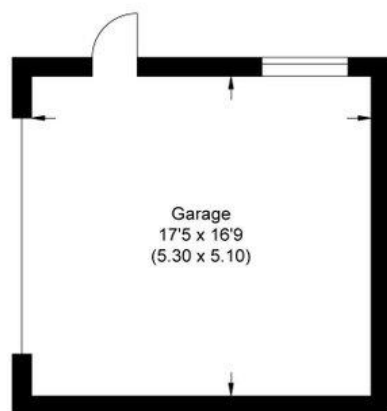
This stunning village to the south of Newbury, has all the requirements for daily living with a health centre, village shop/Post Office, pub/restaurant, well respected Infant and Junior Schools plus further private junior and senior schools in the area. There are excellent walks in the nearby Chase with ideal cycling routes and riding in the surrounding rolling countryside. Communications via road and rail are well served with the A34 about a mile away offering access to the north to J13 of the M4 and also south to J9 of the M3. From Newbury (about five miles) trains into London Paddington in about an hour. From Whitchurch (about seven miles) trains into London Waterloo in just over an hour.



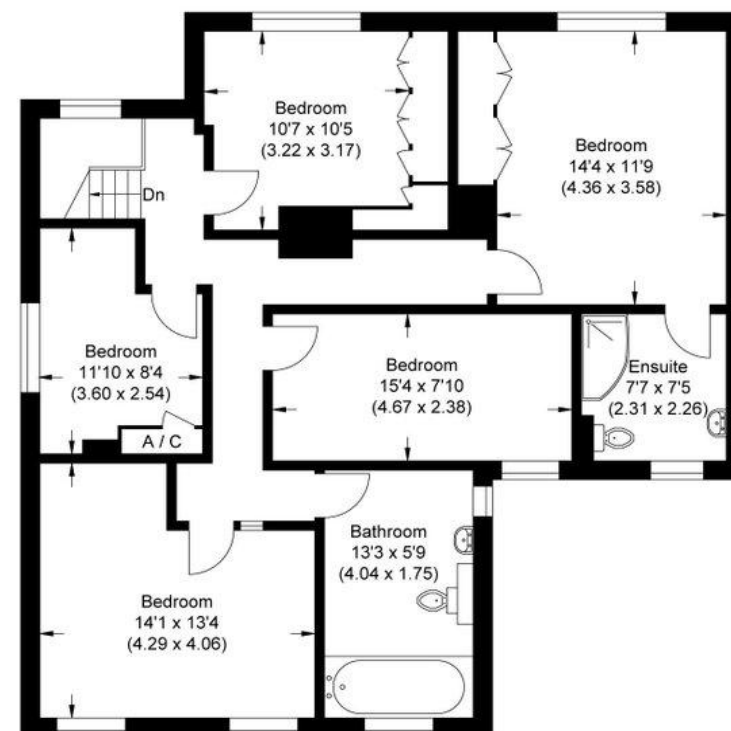




Approximate Gross Internal Area
193.13 sq m / 2078.83 sq ft
(Excludes Garage / Home Office / Studio)
Garage Area 27.03 sq m / 290.94 sq ft
Home Office / Studio 14.11 sq m / 151.87 sq ft

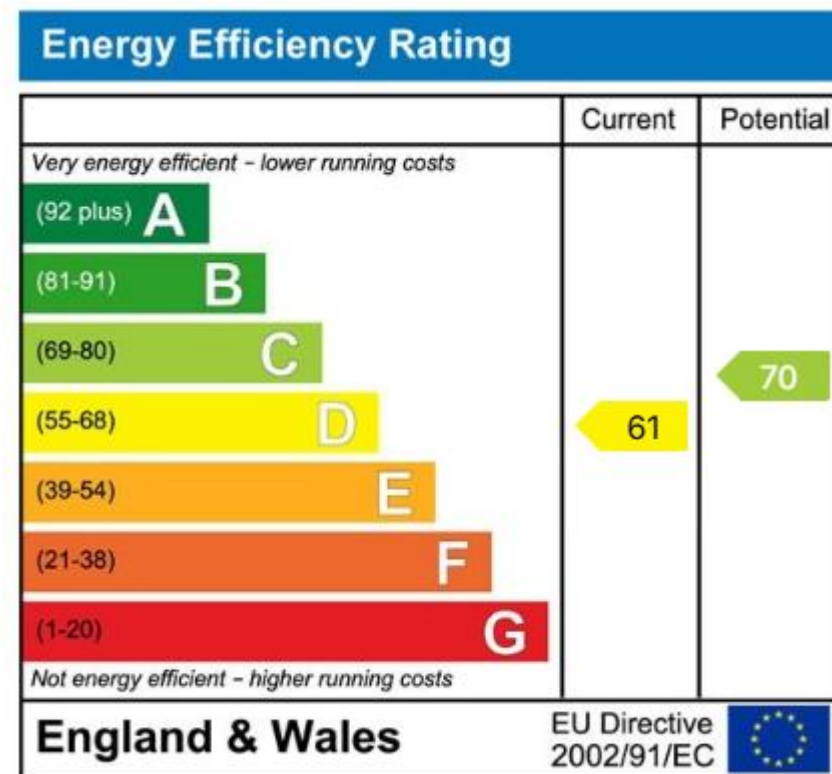


Ground Floor



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: D

COUNCIL TAX BAND: G
2026/2027: £3,766.94.

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.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX

01635 523777

www.downer.co.uk