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2 Aird Close, Woolton Hill RG20 9UH
Price: £725,000

Features.

-  1
-  4
-  2

Description.

A stunning example of a four bedroom detached family home which has been extended by the current owners to a high specification. Situated in the sought-after village of Woolton Hill, surrounded by open countryside and within walking distance of all the local amenities.

The accommodation comprises, entrance hall, cloakroom, a stylish extended kitchen/open plan living area with under-floor heating and bi-fold doors opening to the rear garden creating a seamless connection to the outdoors, utility room with under-floor heating, large dual aspect living room with multi-fuel burner and bi-fold doors also opening to the rear garden, generous utility room, master bedroom with en-suite shower room, three further bedrooms and bathroom. Benefits also include a well manicured private rear garden with decked area for entertaining, recently installed potting shed, garage space for storage, electric car charging point, ample driveway parking and oil-fired central heating.



Location.

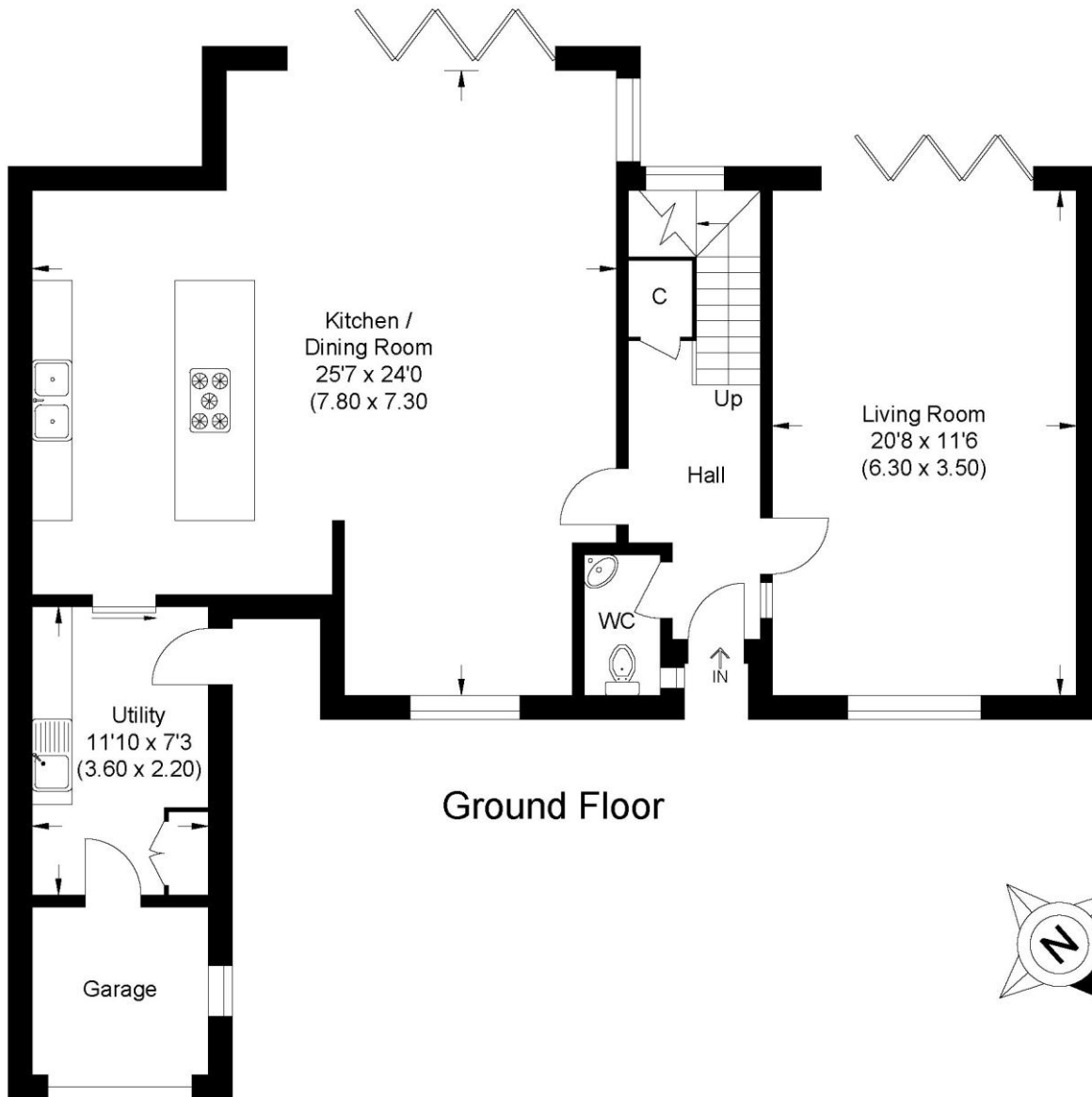
The village of Woolton Hill is located five miles due south of Newbury and has amenities including primary school, shop/post office, public house, stunning walks in the nearby Chase and easily is accessible to the A34.

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 links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

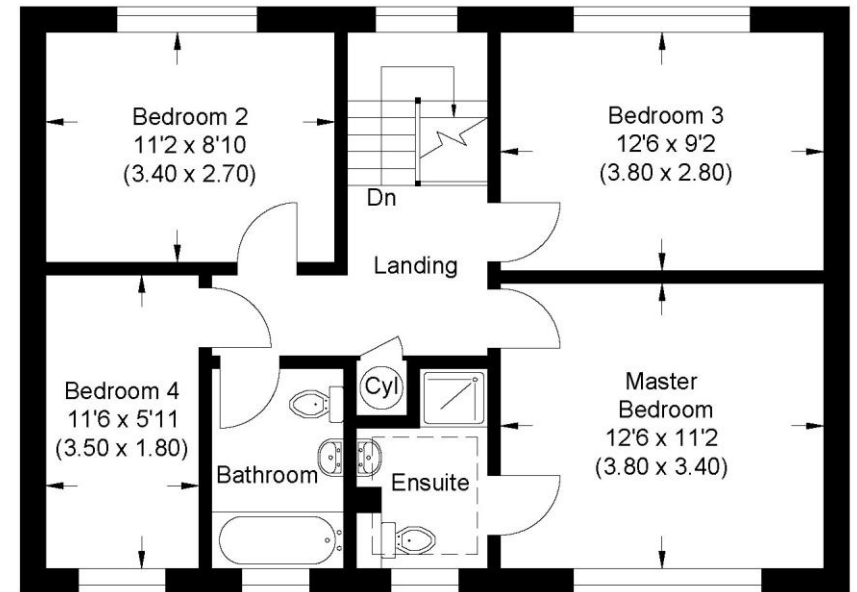




Approximate Gross Internal Area
150.52 sq m / 1620.18 sq ft
(Excludes Garage)



Ground Floor



First Floor



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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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: 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.

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

01635 523777

www.downer.co.uk