

# HILLIER & WILSON



Broadlayings, Woolton Hill, RG20 9TT

## Broadlayings, Woolton Hill

A grand and impressive five bedroom detached home situated on a generous plot that measures approximately 1.3 acres with living accommodation approaching 3,500 sq.ft. The property has recently been renovated throughout to a high specification and benefits from oil fired central heating, double glazing and off road parking via a gravel driveway and integral garage. The ground floor comprises of a large, vaulted, entrance hall, sitting room, a spacious open-plan kitchen/dining room, two double bedrooms (one of which has an ensuite) and a further shower room. The principal suite is located upstairs and is complete with a balcony that offers views overlooking the garden and nearby woodland that belongs to the property, a large walk in wardrobe and ensuite bathroom. There are two further double bedrooms (one of which has an ensuite) and a family bathroom. Externally, there is an enclosed private rear garden that is primarily laid to lawn and features a large decking area with a built in hot tub, garden shed, greenhouse and a Swiss styled cabin. The rear garden also provides access to an attractive area of natural woodland to the rear of the property. Woodfen is located within the prestigious village of Woolton Hill which is just a few miles south of Newbury. Woolton Hill has good amenities including a church, village hall, sports/tennis club, post office, nursery, Thorngrove School and a pub.





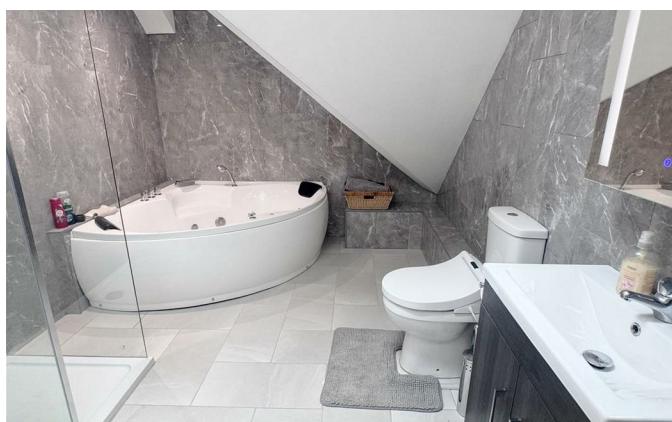
- IMPRESSIVE FIVE BEDROOM DETACHED HOME
- LOCATED IN THE SOUGHT AFTER VILLAGE OF WOOLTON HILL
- MODERNISED THROUGHOUT TO A HIGH SPECIFICATION
- GENEROUS PLOT MEASURING 1.3 ACRES IN SIZE
- BACKING ONTO WOODLAND
- AMPLE OFF ROAD PARKING VIA DRIVEWAY AND GARAGE

Mains services are connected (except gas)  
(Oil fired central heating)

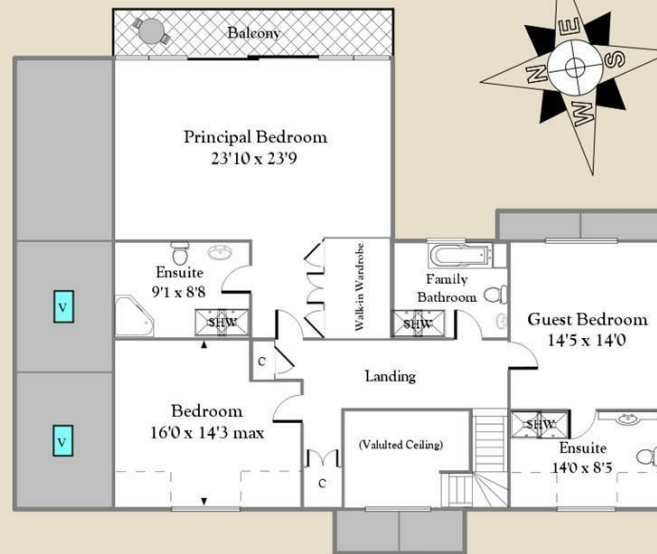
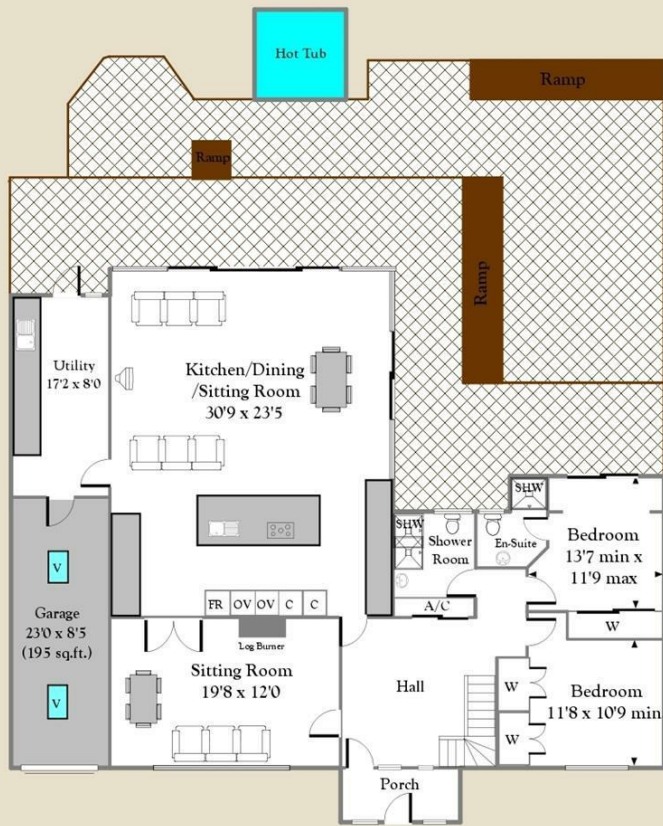
EPC Rating: C

Full results can be sent on request

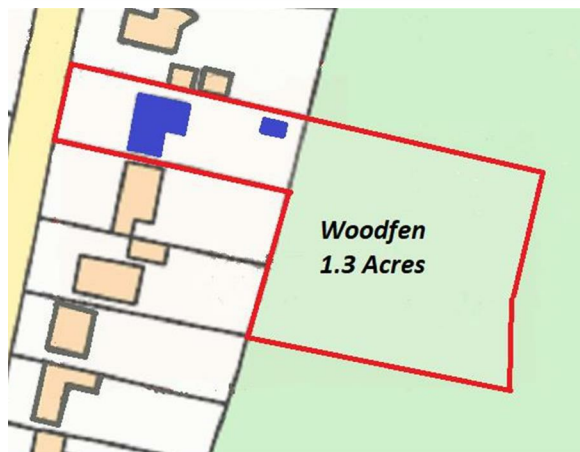
Council Tax Band: F



# Woodfen, Broadlayings, Woolton Hill



APPROX GROSS INTERNAL FLOOR AREA 3472 sq.ft (323 sqm) (Including Garage)  
For identification only - Not to scale - Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

