



**1 PADDOCK END**

Guide Price £340,000

**Carter Jonas**

# 1 PADDOCK END WOOLTON HILL RG20 9TJ

- Newbury town and mainline station with trains to London Paddington 4 miles
- A34 1.6 miles
- M4 (J13) 6 miles

Entrance · cloakroom · luxurious well-equipped kitchen with island · spacious sitting room with sliding doors to the garden · 2 double bedrooms with built-in wardrobes, principal bedroom with en suite shower room · main bathroom · Gigaclear full-fibre broadband · Calor gas central heating · double glazing · private parking · Energy Rating E

## LOCATION

Woolton Hill is a friendly village southwest of Newbury, surrounded by beautiful countryside. Alongside the neighbouring villages of Highclere and Broad Layings, it offers a great mix of rural charm and convenience.

The village has a shop/post office, doctor's surgery, well-regarded infant and junior schools, a church, village hall, children's playground, and a popular pub. Just a short walk away is The Chase, a stunning National Trust woodland, perfect for walking and exploring nature. A scenic footpath also leads to Malverleys Farm Shop & Dining, known for its fantastic local produce and café.

For commuters, Newbury station (Paddington) and Whitchurch station (Waterloo) are both within easy reach.

## THE HOME

This modern home has been thoughtfully improved and is beautifully presented throughout. The covered entrance leads into a lobby, opening onto a luxurious kitchen with granite worktops, high-quality built-in appliances, and a central island - perfect for sociable dining.

To the left, there's a cloakroom, and to the right, the staircase leads to the first floor. At the rear, the spacious living room features full-height sliding doors leading

**A BEAUTIFULLY PRESENTED, MUCH-IMPROVED MODERN HOME IN A QUIET LEAFY SETTING IN THE HEART OF THIS SOUGHT-AFTER VILLAGE. IT FEATURES A STUNNING KITCHEN WITH CENTRAL ISLAND, A SPACIOUS LIVING ROOM WITH GARDEN VIEWS, TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES, EN-SUITE TO THE PRINCIPAL BEDROOM, PRIVATE PARKING, AND A LOVELY, SECLUDED GARDEN.**



directly onto the private garden, creating a peaceful spot to relax.

Upstairs, two generous double bedrooms both have built-in wardrobes. The master bedroom enjoys a stylish en-suite, while the main bathroom is finished to a high standard.

### OUTSIDE

The property is set in a quiet, tucked-away position, surrounded by beautiful trees, with side access to the rear garden. A patio leads from the house to a useful storage building, with steps up to a low-maintenance astro turf lawn and planted borders with shrubs and evergreens. The garden is fully enclosed, offering excellent privacy - a great space to enjoy all year round.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage, color gas central heating

**Local Authority:** Basingstoke & Deane Borough Council

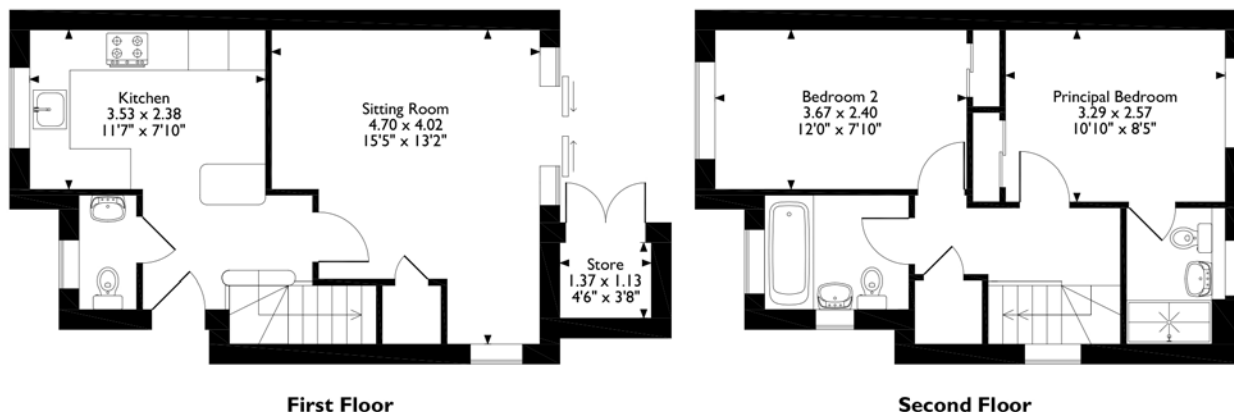
**Council Tax:** Band C

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 9TJ



I Paddock End, Woolton Hill, Hampshire  
 Approximate Gross Internal Area  
 Main House = 66 Sq M/712 Sq Ft  
 Outbuilding = 2 Sq M/17 Sq Ft



First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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