



**16 COPNOR CLOSE**

Guide Price £340,000

**Carter Jonas**

## 16 COPNOR CLOSE WOOLTON HILL RG20 9UR

- Newbury town and mainline station to London Paddington 5 miles
- M4 (J13) 5 miles
- A34 2 miles

Entrance hall with large storage cupboards (with potential for a WC) · modern kitchen · spacious living room · good quality brick-based conservatory · 2 bedrooms including main bedroom with dressing room easily converted to an ensuite · modern family bathroom · second floor with third double bedroom · central heating · double glazing · residents parking area · south westerly facing rear gardens · Energy Rating C

### SITUATION

Woolton Hill is a well-regarded area some 5 miles south west of Newbury. Together with the adjoining villages of Highclere and Broad Layings, it forms a scattered community that is surrounded by attractive countryside, which includes The Chase, a delightful area of woodland much used for local recreation, partly owned by The National Trust. Communications from here are very good, both by road and rail. Within the village, there is a small store/post office, doctors surgery, well regarded infant and junior schools, church, village hall, children's playground and public house.

### DESCRIPTION

The entrance hall offers large storage cupboards and gives access to an impressive modern kitchen with integral appliances. At the rear there is a generous living room with sliding doors leading to a good quality brick-based conservatory with views and access to the garden. To the first floor there is a modern family bathroom and 2 double bedrooms, the rear main bedroom offering a dressing room which can easily be converted to an ensuite, with plumbing in place.

**A MUCH IMPROVED AND VERY WELL PRESENTED 3 BEDROOM END TERRACE HOUSE LOCATED AT THE END OF A QUIET RESIDENTIAL CUL DE SAC IN THIS SOUGHT AFTER VILLAGE. THE HOUSE BENEFITS FROM A MODERN WELL-EQUIPPED KITCHEN, SPACIOUS LIVING ROOM AND CONSERVATORY AND SOUTH WESTERLY FACING PRIVATE GARDENS.**



A staircase leads to a quality loft conversion with a third bedroom, a really useful additional double bedroom with storage and velux windows to the front and rear.

### **OUTSIDE**

To the front there are well tended gardens and residents parking within the cul de sac, at the rear a stone patio leads from the house to a level lawn area all to a south westerly aspect and offering good privacy.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage

**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 9UR



# 16 Copnor Close

Total Area: 100.9 m<sup>2</sup> ... 1086 ft<sup>2</sup>

All measurements are approximate and for display purposes only



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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