



**5 GREENWAYS**  
£465,000

**Carter Jonas**



## 5 GREENWAYS WOOLTON HILL RG20 9TD

- Newbury town and mainline station 4.5 miles
- M4 (J13) 6 miles
- A34 1.5 miles
- Excellent village location with good amenities

Entrance hall · light and airy sitting room with wood burning stove opening into a dining room with views and access to the garden · cloakroom · modern fitted kitchen · 3 good sized bedrooms · family bathroom with shower · garage · driveway for parking · lovely south facing rear garden · available chain free · double-glazing · Energy Rating D

### SITUATION

Woolton Hill is a well-regarded area 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

A covered porch gives access to an entrance hall with downstairs cloakroom and turned staircase to first floor. There is a spacious sitting room with attractive wood burning stove which opens to a dining room with sliding doors giving views and access onto a lovely garden. The kitchen is modern and provides built in appliances and its own rear access to the garden. Upstairs a feeling of light and space continues with three generous bedrooms all with built in wardrobes and a family bathroom with bath and shower over.

**A BRIGHT AND SPACIOUS 3 BEDROOM DETACHED HOUSE WITH LOVELY GARDENS LOCATED IN THIS SOUGHT AFTER POPULAR VILLAGE. AVAILABLE CHAIN FREE.**



## OUTSIDE

To the front the property benefits from a driveway for parking with access to a garage. The rear gardens are a particular feature of the property being south facing and offering a large patio area leading from the house to level lawns all south facing.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services connected, oil fired central heating

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

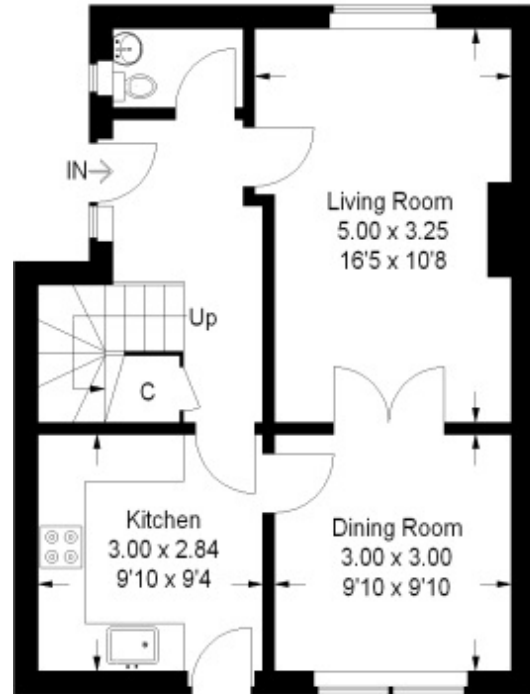
**Council Tax:** Band D

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

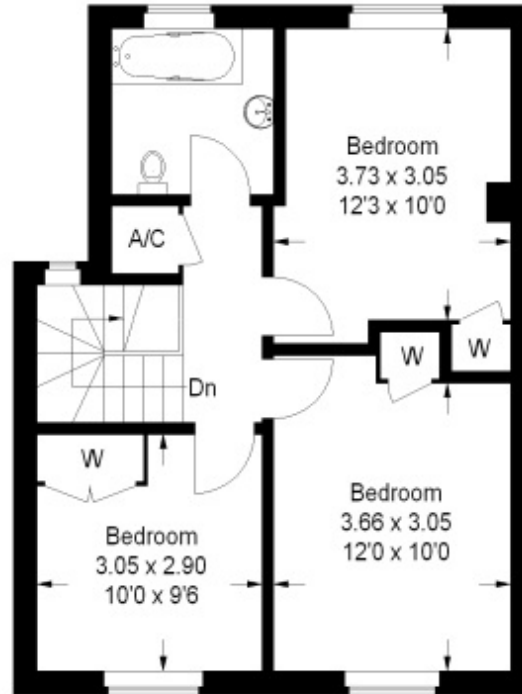
**Directions:** Please use post code RG20 9TD



Approximate Gross Internal Area  
88.3 sq m / 950 sq ft



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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