

63 Greenacres
Guide Price £650,000

Carter Jonas

63 Greenacres
Woolton Hill
RG20 9TA

A beautifully presented and extended detached family home in a quiet cul-de-sac. Situated in this very desirable village location and benefitting from a double garage and west facing private garden.

– Newbury town and mainline station 4.5 miles
– M4 (J13) 8 miles
– A34 1.5 miles

Entrance hall • cloakroom • fabulous vaulted ceiling living room • kitchen/breakfast room • TV/Music room • office • 4 bedrooms • family bathroom • double garage and driveway • corner plot with extensive frontage and large west facing rear garden • EV charger • Energy Rating tbc



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

63 Greenacres is a light and spacious detached family home that has immaculately presented accommodation arranged over two floors. The ground floor offers a welcoming entrance hallway, cloakroom, office, TV/music room and a beautiful kitchen/breakfast room with a range of eye and base level solid wood units. There is a wow factor living room with beautiful, vaulted ceilings, woodburning stove and is dual aspect. To the first floor there are four well-proportioned bedrooms, three of which benefit from built-in storage. There is also a family bathroom suite.

Outside

The property is approached by a lawned front garden and gravel driveway leading to the double garage. The double garage benefits from and EV charger, power and light. There is also side access on both sides which takes you to the generous private rear garden, which is predominantly laid to lawn with a large decking area, a log store, flower beds and various trees and shrubs.

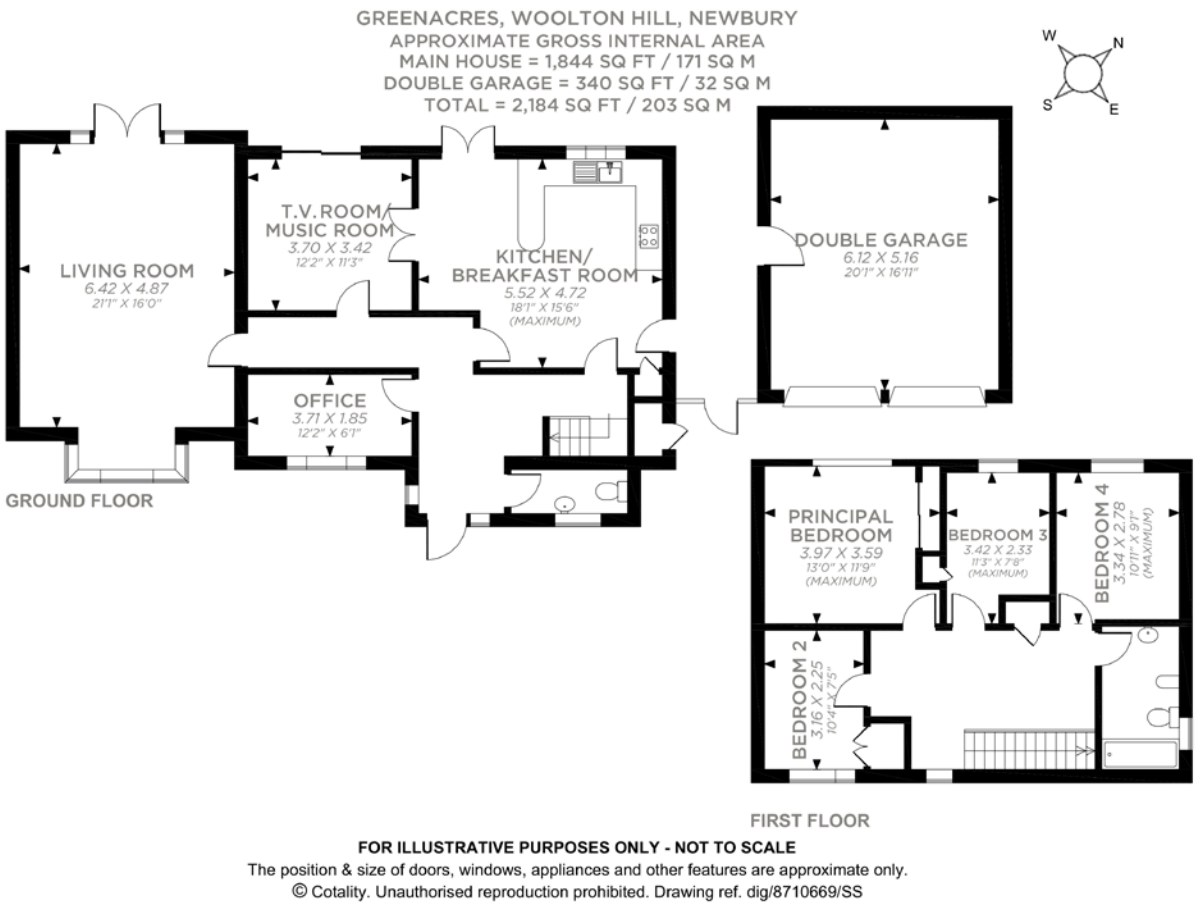
Additional Information

Tenure: Freehold
Services: All mains services are connected, except for gas. The property operates on oil fired heating.
Local Authority: Basingstoke & Deane Borough Council
Council Tax: Band E
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG20 9TA









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The position & size of doors, windows, appliances and other features are approximate only.

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