



**16 Falcon House Gardens**  
Guide Price £725,000

**Carter Jonas**

## 16 Falcon House Gardens Woolton Hill RG20 9UQ

- Newbury town and mainline station 4.5 miles
- M4 (J13) 6 miles
- A34 1.5 miles

Entrance hall • cloakroom • sitting room • kitchen/ breakfast room • impressive extension incorporating a large family/dining space with all round bifold doors • utility room • 4 bedrooms • family bathroom • garage and extensive driveway • corner plot with extensive frontage and large south facing rear gardens • quality garden cabin • 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, doctor's surgery, well regarded infant and junior schools, church, village hall, children's playground and public house.

### Description

This attractive detached house offers good practical accommodation, the front door opens to an entrance hall with cloakroom and stairs to first floor. To the left side there is a generous sitting room and to the right side there is a modern kitchen/breakfast room which provides a side door to a useful utility room, with access to the front. A particular feature of the property is a contemporary extension across the back of the house providing an impressive family/dining area dining area with bifold doors giving views and access onto the garden. Upstairs the feeling of light and space continues with 4 double bedrooms and a family bathroom.

An extended detached family house very well located at the end of this popular residential cul de sac, with an impressive south facing corner plot, 4 bedrooms, a large contemporary extension providing a family room/diner with bifold doors onto the gardens, garage and generous driveway.



### Outside

The property benefits from a generous corner plot, with extensive frontage giving plenty of parking with driveway and access to the garage and lawned front garden. The large rear garden offers good privacy with level lawns and a range of shrubs and small trees, there is a patio leading from the house to an additional gravel seating area and pathway leading to a lovely wood cabin, very useful for children or as a home office.

## Additional Information

**Tenure:** Freehold

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

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

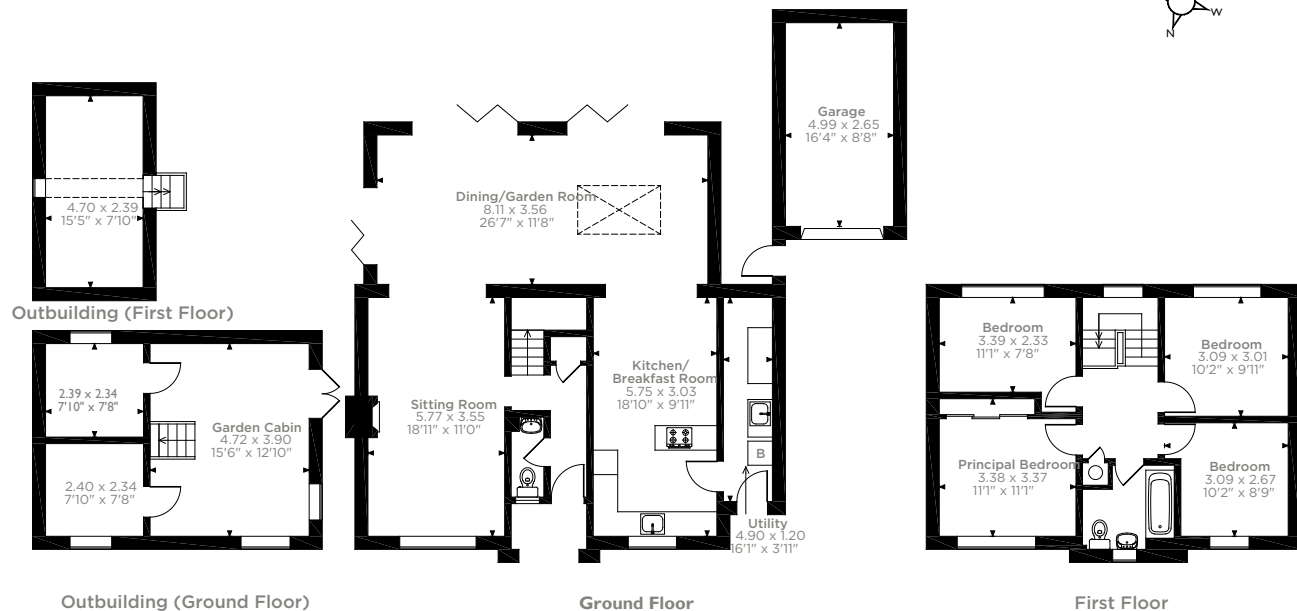
**Council Tax:** Band E

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

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



16, Falcon House Gardens, Woolton Hill, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 140 Sq M/1507 Sq Ft  
 Outbuilding = 31 Sq M/334 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 184 Sq M/1981 Sq Ft



Outbuilding (Ground Floor)

Ground Floor

First 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             |         |           |
| 55-68 | D             | 59 D    | 67 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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