



**Brunsd**  
ASSOCIATES 

7 Woolton Lodge Gardens, Woolton Hill, RG20 9SU

**Guide Price: £555,000 - Freehold**

**A well presented spacious family house situated in this select small development in this popular village to the south of Newbury**

**Entrance hall, sitting room, kitchen/breakfast/family room, dining room, study, cloakroom, utility, master bedroom with en-suite, second bedroom with en-suite, two further double bedrooms, family bathroom, detached double garage, parking and gardens.**

#### **THE PROPERTY**

A superb family home in a select development close to lovely countryside on the edge of this sought after village to the south of Newbury. Constructed in the 1990's the property is well presented and has bright and spacious accommodation. The house is approached via a paved path leading to the covered porch, the front door opens into a large entrance hall with centre staircase and all the reception rooms leading off. The dining room and study are situated at the front of the property and large sitting room and substantial kitchen/family/breakfast room to the rear. On the first floor the bedrooms are set around the galleried landing and two of the bedrooms have en suite bathrooms, there are two further double bedrooms and large family bathroom.

#### **OUTSIDE**

The property has a detached double garage with twin up and over remote control electric doors and has parking for several cars on the brick paved driveway. There is a side access pedestrian gate which leads to the rear garden and access to the garage via a side door. The gardens are mainly laid to lawn with a large patio area, mature trees, shrubs and an ornamental fish pond.

#### **LOCATION**

Situated on the rural fringe of Woolton Hill village yet only a few minutes walk from the village shop/post office and public house. The property is only a stones throw away from The Chase, which is an area of beautiful National Trust woodland. Woolton Hill has all the requirements for daily living with a health centre, village shop/Post Office, pub/restaurant, well respected Infant and Junior Schools plus further private junior and senior schools in the area. There is excellent walking, cycling and riding in the surrounding countryside. Communications via road and rail are well served with the A34 about 1 mile away offering access to the north to J13 of the M4 and also south to J6 of the M3. From Newbury Station (4 miles) trains into London Paddington in about 1 hour and from Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour.

#### **DIRECTIONS**

From Newbury take the A343 Andover Road south. After leaving the town turn right signposted East Woodhay/ Ball Hill, passing the Woodpecker Public House and proceed for approximately 2 miles. Continue along this road under the by-pass and after passing over the small stream bridge with the county sign turn left for Woolton Hill. At the top of the hill enter Woolton Lodge Gardens through the white gates on the left, follow the road round and number 7 will be found on your left on the bend.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in Band G with tax payable of £2,281.98 for the period 2011/2012.

#### **SERVICES**

Electricity, mains water and drainage, oil fired central heating.

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates. **01635 255501** [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdon.com](http://www.brunsdon.com)

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.

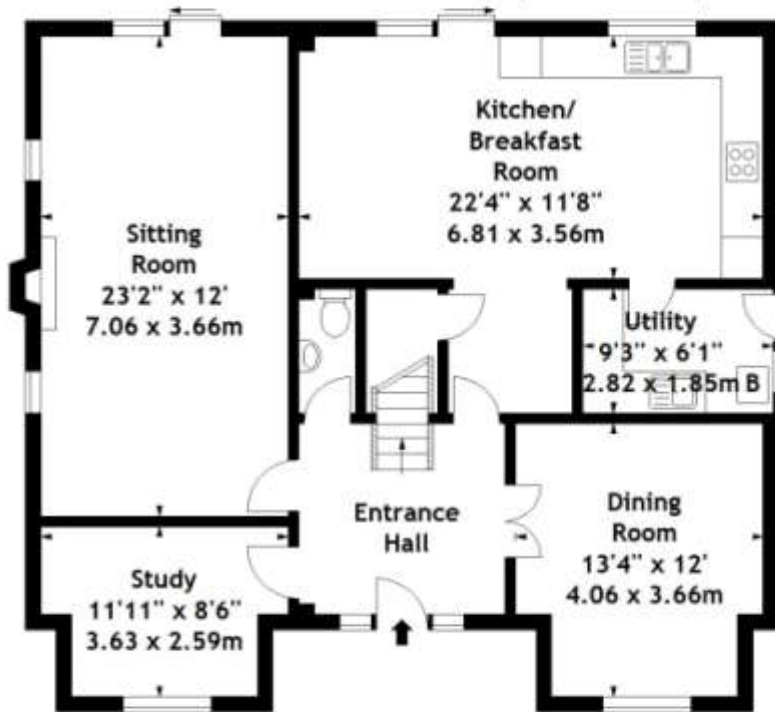
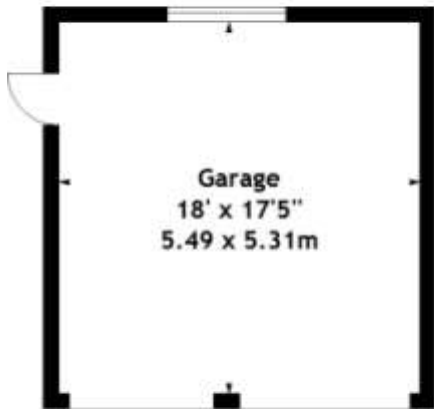


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	60	69
39-54 <b>E</b>		
23-38 <b>F</b>		
1-22 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

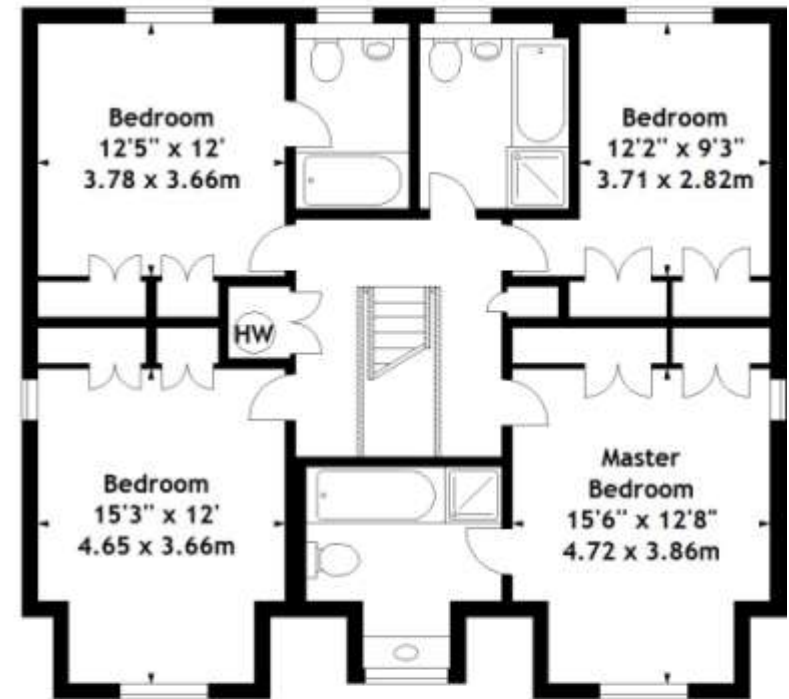
Woolton Lodge Gardens,  
Woolton Hill,  
Approx. Gross Internal Area  
2136 Sq Ft - 198.43 Sq M

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-100 <b>A</b>		
91-111 <b>B</b>		
81-90 <b>C</b>		
69-80 <b>D</b>		
55-68 <b>E</b>	48	38
39-54 <b>F</b>		
1-38 <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Garage  
Approx. Gross Internal Area  
315 Sq Ft - 29.26 Sq M



Ground Floor



First Floor

Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only and is not to scale.  
Supplied Exclusively for Brunsdens in 2012  
Photographs \* Floorplans \* EPCs  
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