



Brunsdan
ASSOCIATES 

8 Elm Cottages, White City, Woolton Hill, RG20 9TH

Guide Price: £349,950 - Freehold

A beautifully presented extended three bedroom semi detached house in the sought after village of Woolton Hill

Entrance hall, cloakroom, sitting room, study/family room, kitchen/breakfast room, 3 bedrooms, family bathroom, utility room, office/playroom, parking and gardens.

THE PROPERTY

8 Elm Cottages is one of a row of semi detached cottages built in the 1930's using the materials from a local mansion house that had been burnt down. The cottage has undergone complete renovation in 2007 by the current owners and is now a good family home with a stunning kitchen/breakfast to the rear overlooking the long garden. There is a sitting room to the front, study/family room and cloakroom on the ground floor, two double bedrooms and 1 good size single bedroom on the first floor with an attractive fully fitted bathroom.

At the rear of the house is a substantial brick and timber building with hardwood windows and patio doors. It has been divided into a utility room to the front with cupboards, Belfast style sink and space and plumbing for a washing machine and tumble drier. The rest of the building could be either an office or playroom.

OUTSIDE

The property is approached through a wooden 5 bar gate onto a gravelled driveway with parking for several cars. There is gated access at the side leading to the rear of the house. The long garden is laid to lawn with shrubs and a children's play area with tree house at the bottom. There is a patio immediately outside the rear of the house providing outside entertaining space.

LOCATION

Woolton Hill, a highly desirable village to the south of Newbury which 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. 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. You will pass the entrance to Woolton Lodge Gardens on your left, continue along this road and 8 Elm Cottage will be found on the left after the first turning to Harwood Rise.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band D** with tax payable of **£1,369.19** 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

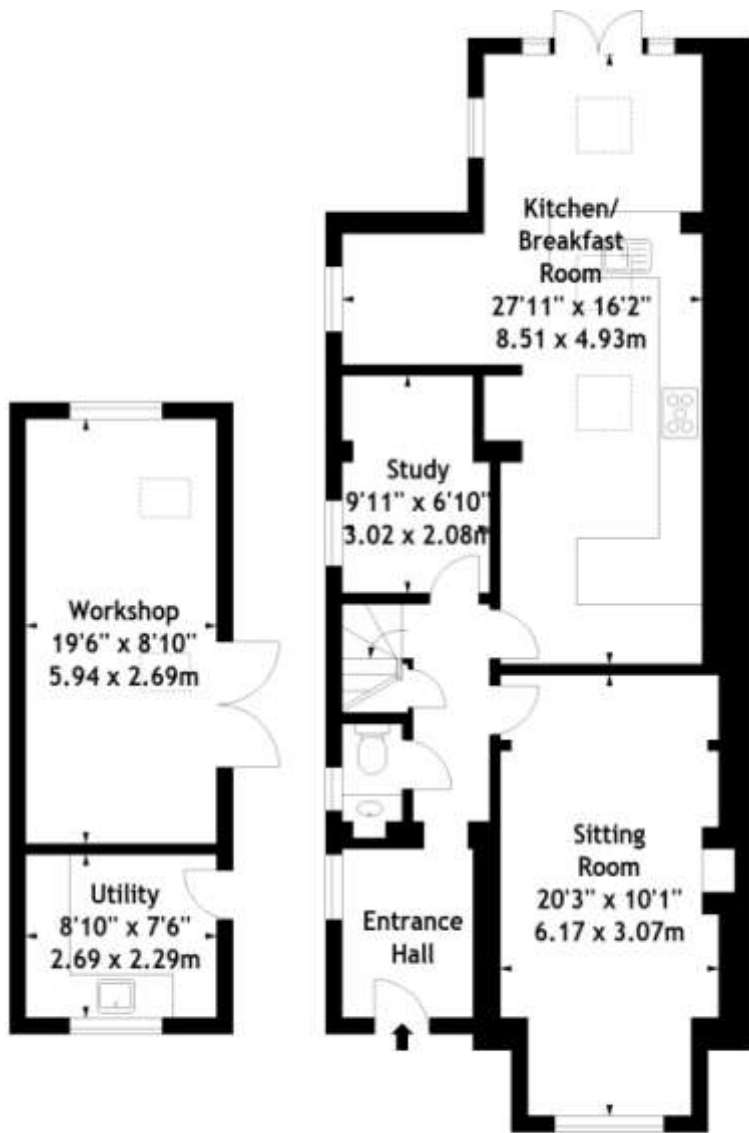
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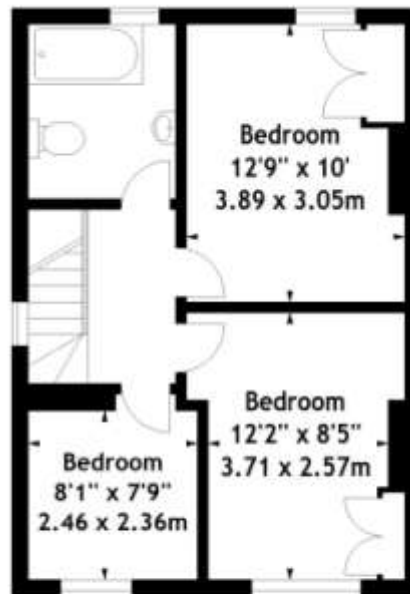
Elm Cottages,
White City,
Woolton Hill,
Approx. Gross Internal Area
1164 Sq Ft - 108.14 Sq M

Workshop & Utility
Approx. Gross Internal Area
241 Sq Ft - 22.39 Sq M



Ground Floor

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
100-100%	A		
80-100%	B		
60-80%	C		
40-60%	D		
20-40%	E	47	67
10-20%	F		
0-10%	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
More environmentally friendly - lower CO ₂ emissions			
100-100%	A		
80-100%	B		
60-80%	C		
40-60%	D		
20-40%	E		
10-20%	F	40	53
0-10%	G		
Less environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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The Old Axe & Compass, East End, Newbury RG20 OAA

