



Brunsdan
ASSOCIATES 

The Lancers, Woolton Hill, RG20 9TE

Guide Price: £650,000 - Freehold

An exceptionally light and spacious family house with generous and mature gardens in this popular village location

Entrance hall, sitting room, kitchen/breakfast room, utility room, dining room, cloakroom, master bedroom with en-suite, three further bedrooms, shower room, detached double garage, ample parking, gardens front, sides and rear totaling 0.4 acres

THE PROPERTY

Built in 1974 this individual detached house is located in the heart of Woolton Hill in the Tile Barn area. The Lancers has been beautifully maintained by its present owners and offers plenty of space but also has potential to extend as it sits within a generous plot. The large and airy entrance hall is the hub of the house and all the principle rooms lead off. The sitting room has large windows on one side and patio doors leading to a veranda with views over the manicured lawns, a door leads off the sitting room to a rear hall with a door to a large and private patio area ideal for entertaining. The kitchen/breakfast room has a range of units and plenty of worktop space, there are windows to all sides with a utility room off and door leading to the dining room. There are stairs leading from the entrance hall to the galleried landing with picture window with doors off to the bedrooms. The master bedroom has a recently re-fitted bathroom and patio doors over-looking the rear gardens. There are three further double bedrooms, one of which also has patio doors.

OUTSIDE

The property is approached over a gravel drive way with generous space for parking several cars. There is a double garage at the side of the house. The rear south facing garden is a real feature with a raised patio area leading directly from the sitting room's large picture windows. The garden is mostly laid to lawn with large expanses of flowers, shrubs and mature trees. There is an additional patio area on the west side of the house. The plot in total is approximately 0.4 acres

LOCATION

Tile Barn is the sought after address in the popular village of Woolton Hill and this property sits in the heart of Tile Barn. A highly desirable village to the south of Newbury, 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. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour.

DIRECTIONS

Leave Newbury heading south on the A343 to Andover. After leaving the town and passing the A34 junctions turn right at the Penwood Crossroads signed to Woolton Hill. After .7 mile turn right at the highway code marked crossroads passing Gainsborough Stud on the left and signed to Broad Layings. The Lancers will be found a short way along on the right hand side.

COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in Band F with tax payable of £1,977.72 for the period 2011/2012.

SERVICES

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

VIEWING

By strict appointment with the vendors Sole Agents Brunnsden Associates. **01635 255501** property@brunnsden.com www.brunnsden.com

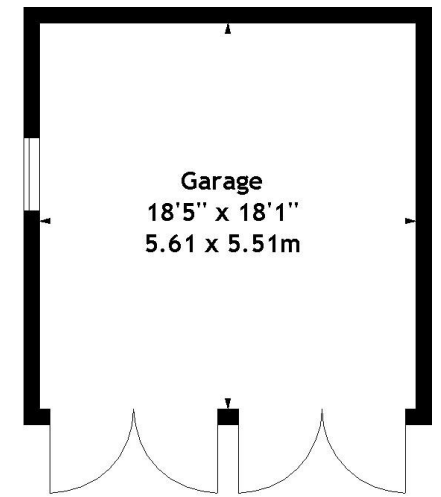
IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunnsden Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, 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			
192-100	A		
181-91	B		
69-80	C		
55-68	D	67	71
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

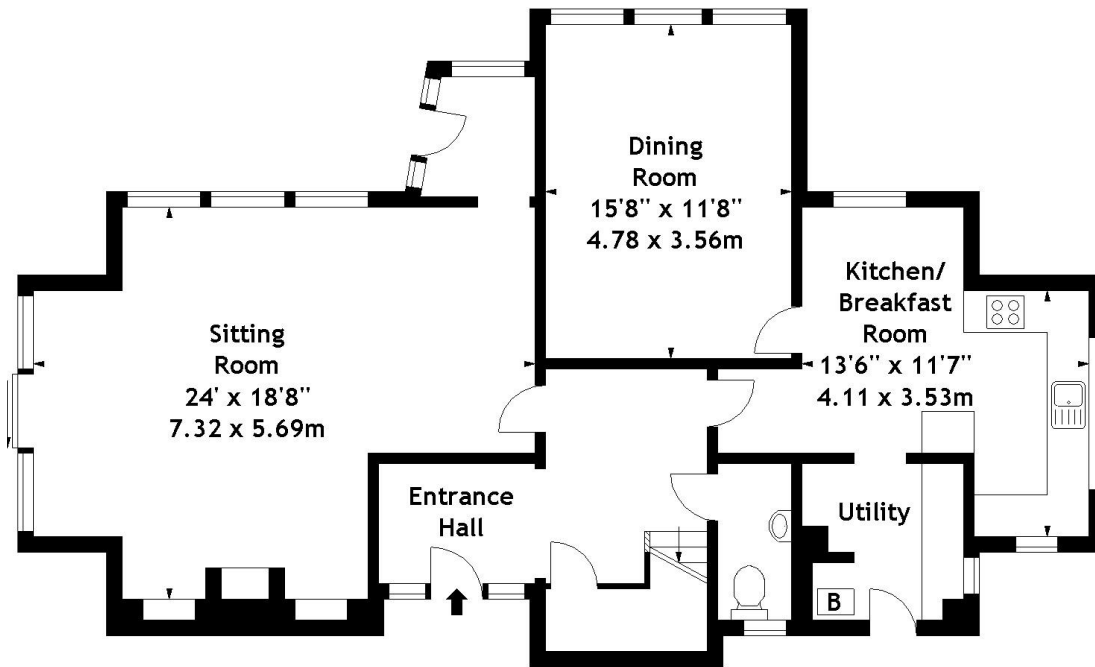
Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D	56	61
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The Lancers,
Woolton Hill,
Approx. Gross Internal Area
1957 Sq Ft - 181.81 Sq M

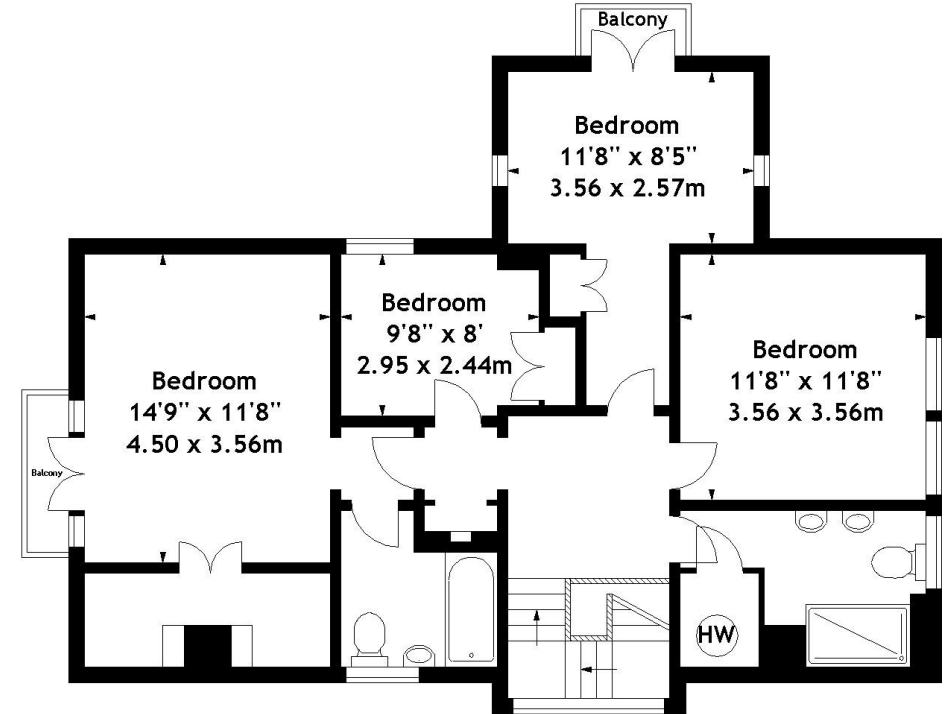
Garage
Approx. Gross Internal Area
333 Sq Ft - 30.94 Sq M



Ground Floor



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 Brundens in 2011
Photographs * Floorplans * EPCs
www.digihouse.net



01635 255501 property@brunsden.com www.brunsdens.com
The Old Axe & Compass, East End, Newbury RG20 0AA

