



**Brunsdan**  
ASSOCIATES 

35 Greenacres, Woolton Hill, RG20 9TA

**Guide Price: £395,000 - Freehold**

**A detached family house within a popular location in this sought after village.**

**Entrance hall, cloakroom, sitting room, dining room, conservatory, kitchen/breakfast room, 4 bedrooms (one en suite), family bathroom, garage (with automated doors and utility area) parking and gardens.**

#### THE PROPERTY

35 Greenacres is a 1970's detached family house which has been well maintained and is beautifully presented throughout. It has spacious light rooms and a generous amount of storage space with cupboards in the hall and landing and built in wardrobes. The current owners have created a utility area in the double garage with a covered walk way from the kitchen. They have also installed an automated roll up door to the garage. There is a good sized kitchen/breakfast room in addition to a separate dining room.

#### OUTSIDE

The property has parking to the front of the double garage with gardens to the front and rear. The garden at the back is most attractive with a patio area immediately outside the house with an ornamental pond. The rest of the garden is laid to lawn with mature trees shrubs and flower beds.

#### LOCATION

Greenacres is a popular development in the centre of 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

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. Drive past the two schools on the left and take the second turning right to Broadlayings (with Trade Street on the left). Take the first turning right into Greenways and first right into Greenacres. Take the second turning on the right and No 35 is the second house on the right.

#### COUNCIL TAX

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band E** with tax payable of **£1,673.45** for the period 2011/2012.

#### SERVICES

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

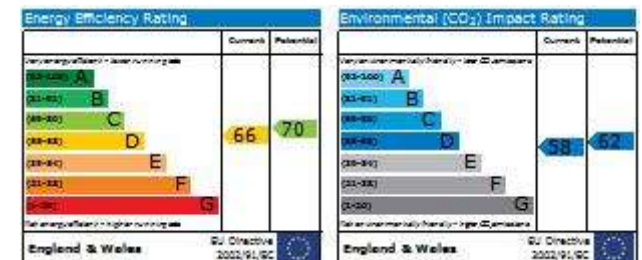
#### VIEWING

By strict appointment with the vendors Sole Agents Brunsdens Associates.

**01635 255501**

**property@brunsden.com**

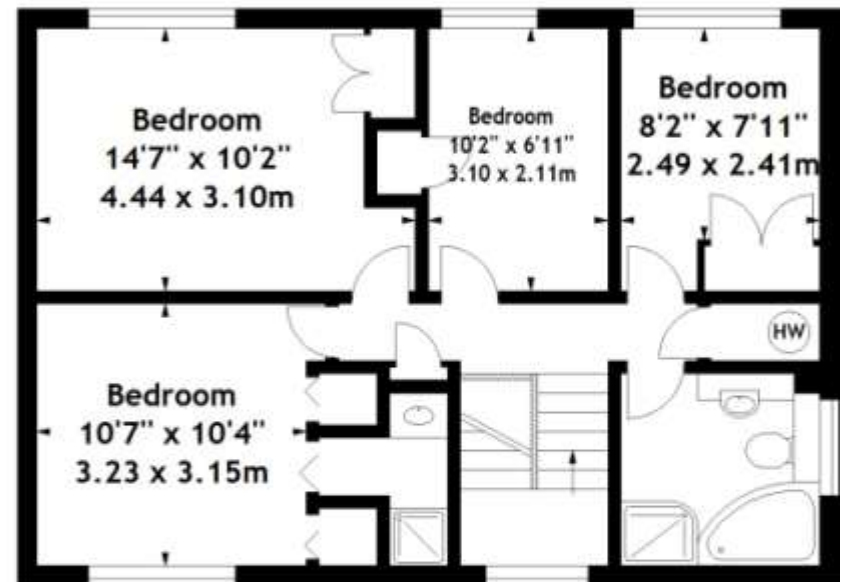
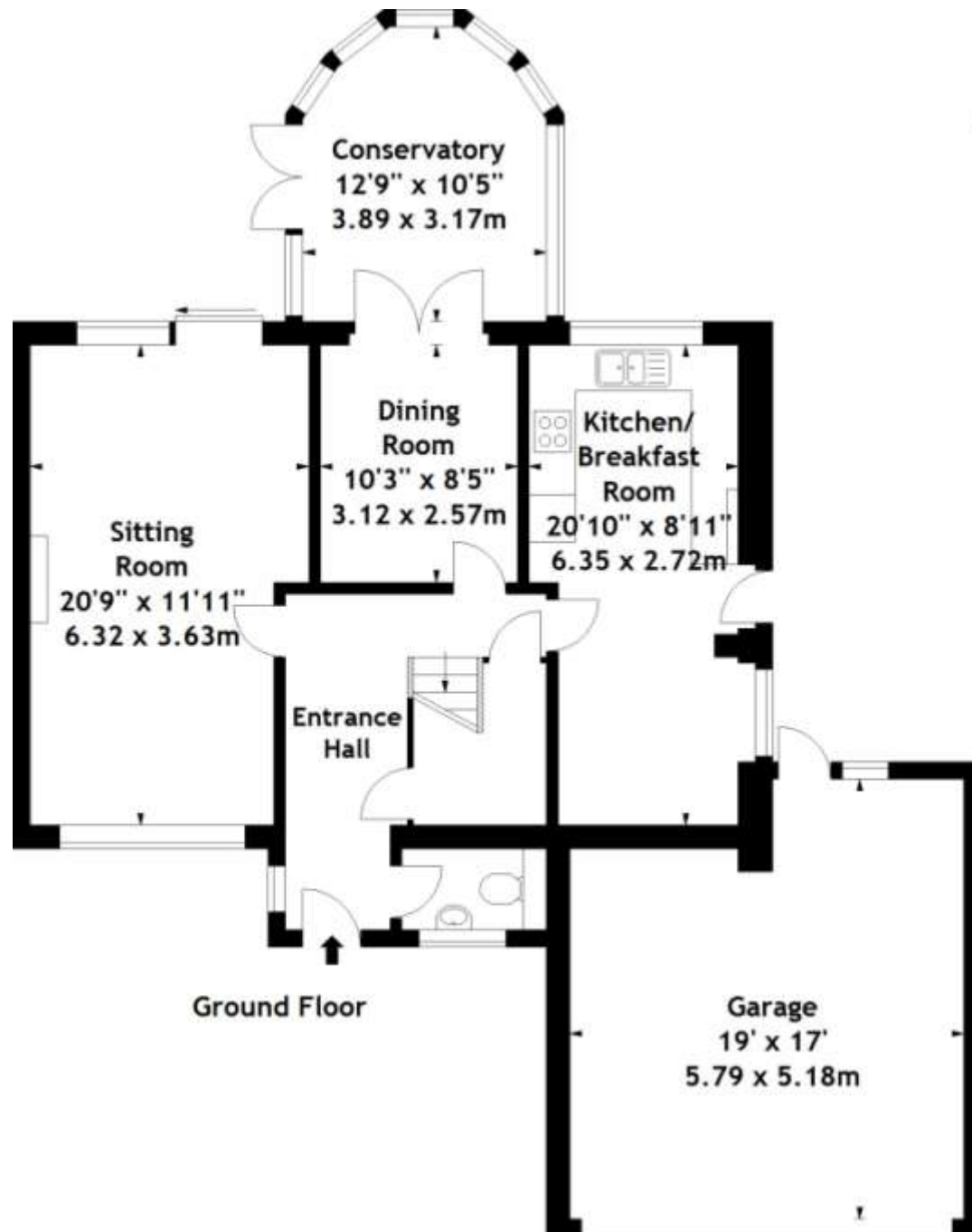
**www.brunsdens.com**



IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdens 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



Greenacres,  
Woolton Hill,  
Approx. Gross Internal Area  
1776 Sq Ft - 164.99 Sq M  
(Including Garage)



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  
www.digihouse.net