



38 HARWOOD RISE
Guide Price £475,000

Carter Jonas

38 HARWOOD RISE WOOLTON HILL RG20 9XW

- Newbury town and mainline station 4.5 miles
- M4 (J13) 9 miles
- A34 1.5 miles

Entrance hall · cloakroom · sitting room · kitchen/
breakfast room · conservatory · 3 bedrooms · bathroom
· garage · garden · parking · 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, 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, doctors surgery, well regarded infant and junior schools, church, village hall, children's playground and public house.

DESCRIPTION

38 Harwood Rise is a lovely 3 bedroom detached house located at the end of a cul-de-sac in this popular village. The house offers spacious, bright accommodation and, subject to the relevant consents, has enormous scope to extend. On entering the property there is an entrance hall, with cloakroom off, a substantial sitting room with wooden floors and a door through to the impressive open plan kitchen/breakfast room, which is perfect for modern family living. A conservatory off the kitchen completes the ground floor accommodation. On the first floor are three bedrooms, one with built in wardrobes, and a stylish family bathroom with overhead shower.

AN EXCELLENT DETACHED HOUSE TUCKED AWAY IN A CORNER POSITION WITH A LARGER THAN AVERAGE GARDEN AND LOCATED IN THIS POPULAR VILLAGE TO THE SOUTH WEST OF NEWBURY.



OUTSIDE

Off road parking, private gardens and a garage complete this lovely family home.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains drainage, water and electricity

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 9XW - access is off Tile Barn Row into Harwood Rise where the property can be found at the end of the cul-du-sac.



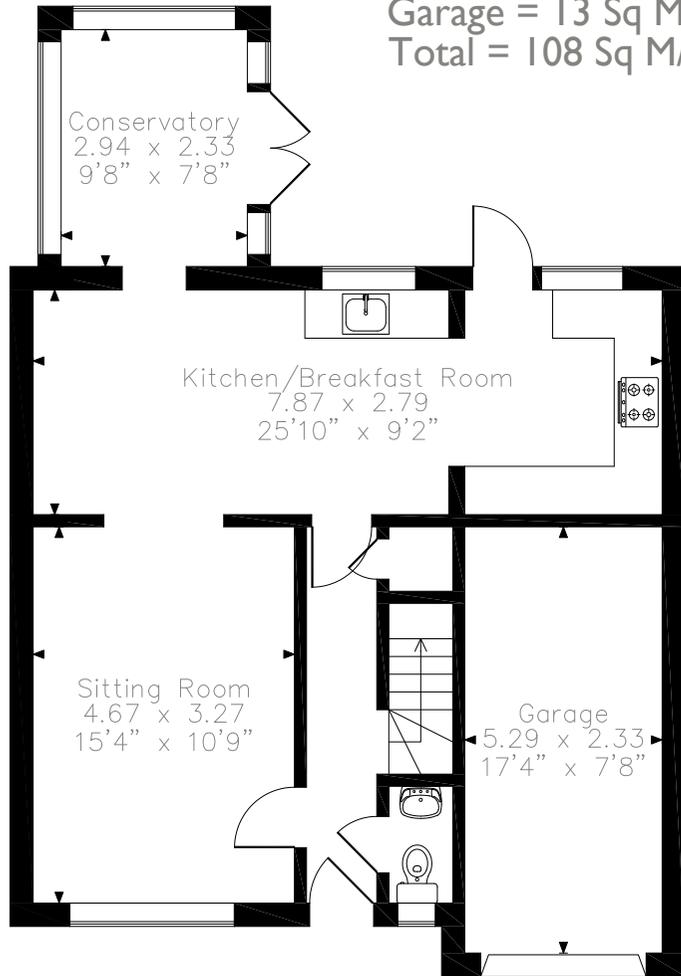
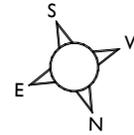
38 Harwood Rise, Woolton Hill, Newbury, Hampshire

Approximate Gross Internal Area

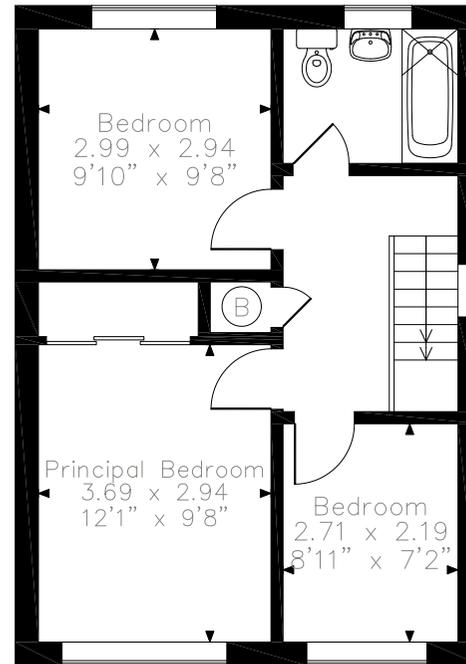
Main House = 95 Sq M/1023 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 108 Sq M/1163 Sq Ft



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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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