



**15 HARWOOD RISE**  
Guide Price £400,000

**Carter Jonas**

## 15 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 · dining room · conservatory · 3 bedrooms · bathroom · garage · westerly facing garden · off street parking · Energy Rating tbc

### 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

15 Harwood Rise is a bright semi-detached house tucked away in a cul-du-sac location in the heart of this popular village. The ground floor comprises an entrance hall, cloakroom, sitting room with fireplace, dining room leading to the conservatory and a good size kitchen which has a range of eye and base level units along with ample space for appliances. Upstairs is the principal bedroom with fitted wardrobe, a second double bedroom with fitted wardrobe, an additional bedroom with fitted cupboard and a family bathroom.

**AVAILABLE WITH NO ONWARD CHAIN. A WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOUSE WITH WESTERLY FACING GARDEN AND LOCATED IN THE SOUGHT-AFTER VILLAGE OF WOOLTON HILL, JUST SOUTH OF NEWBURY.**



## OUTSIDE

To the front of the house there is off street parking with access to the garage, whilst to the rear is an enclosed westerly facing garden with patio area, lawn and flower bed planters.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired central heating, mains drainage, water, electricity and uPVC double-glazing

**Local Authority:** Basingstoke & Deane Borough Council

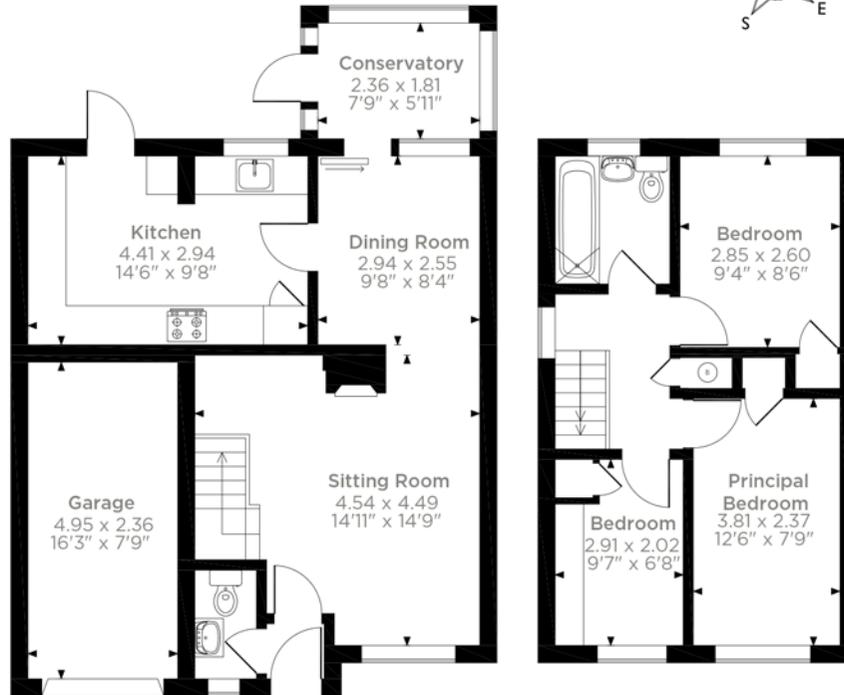
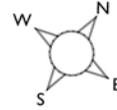
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use postcode RG20 9XW



15, Harwood Rise, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 82 Sq M/883 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 94 Sq M/1012 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.



**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.