



BLINDMANS GATE HOUSE WOOLTON HILL NEWBURY RG20 9XB

Winkworth



A substantial, detached, family home adjoining woodland and situated on the edge of this highly sought after village.

This well-proportioned family home, was built in 1992 and has been in the same ownership since 1996. It is situated in the centre of its 0.64 acre plot, with a long private drive and within walking distance of the village schools, shop, post office and pub.

Driving up the long private driveway, which opens out to a large lawned front garden and steps up to the front door.

There is a generous reception hall, to the left of which is a well-proportioned sitting room with fireplace, there are double doors to the dual aspect dining room, which is adjacent to the kitchen/breakfast room.

Also, off the sitting room, is the conservatory, this is to the front of the house, elevated above the drive and a perfect place to enjoy views to the woodland beyond. The kitchen/breakfast room overlooks the rear garden, perfect for keeping an eye on younger children playing. Off the kitchen is a family room, perfect as a playroom or teenagers den. The ground floor is completed by a study and a cloakroom.

On the first floor, is a spacious main bedroom, this faces east and overlooks the woodland, a lovely room in which to wake up, it has integrated wardrobes and an en-suite. There are four further bedrooms and a family bathroom.

Adjacent to the house, is a substantial double garage, with room adjacent and on the first floor above, a shower room, landing and 17ft square room. This would easily make a super annexe or au-pairs flat (subject to consents).

The house enjoys a good degree of privacy from all angles, in a plot extending to 0.64 acres, the rear garden being a secure area for younger children.

A really super family home, in a lovely location.



AT A GLANCE

3261 Square feet/ 302 square metres

Five bedrooms

Two bath/ shower rooms

Sitting room

Dining room

Family room

Study

Kitchen/breakfast room

Utility

Cloakroom

Double garage

Potential annexe (STNC)

Adjacent to woodland

Gardens and grounds of 0.64 acres

UTILITIES

Mains water, electricity and drainage.

Oil fired central heating.

LPG hob and fire in sitting room.

Basingstoke & Deane Band G

EPC D

DIRECTIONS

For sat nav RG20 9XB.

What Three Words///

Sharpened.knee.driveway

SITUATION

Blindman's Gate House, sits in a private plot, on the edge of the popular village of Woolton Hill and adjacent to woodland.

Woolton Hill is a highly sought after village a few miles to the south of Newbury. The A34 Newbury bypass is a few minutes' drive away, giving excellent access to the road network.

Whilst being on the edge of the village the house is within walking distance of the Woolton Hill Junior School and St Thomas' infant school, both excellent schools. Thorngrove prep school is also nearby.

The village also has a shop, post office and popular pub. The Chase, 143 acres of open access woodland, owned by the National Trust is about half a mile away, perfect for walking the dog.

Trains can be found at nearby Newbury, with fast trains to Paddington in around 45 minutes and access to Cross Rail in Reading.



Blindmans Gate House, Blindmans Gate, Woolton Hill, Newbury, RG20

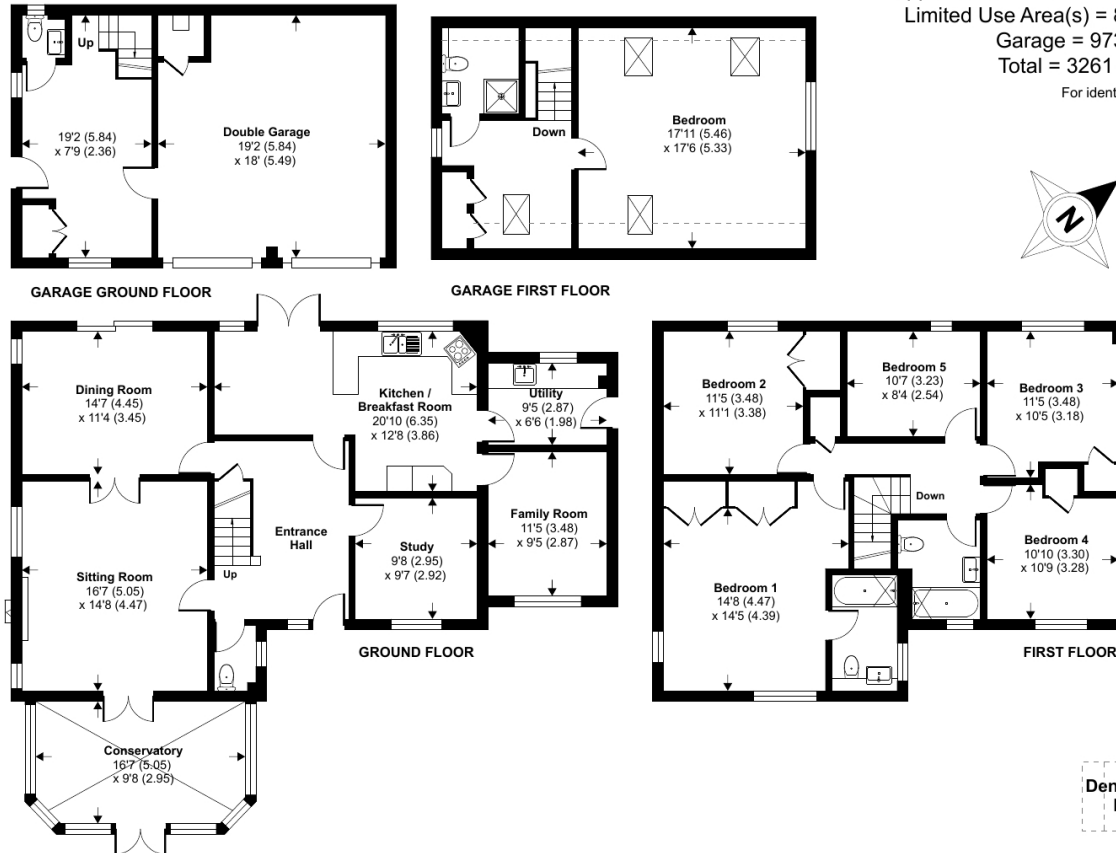
Approximate Area = 2207 sq ft / 205 sq m

Limited Use Area(s) = 81 sq ft / 7.5 sq m

Garage = 973 sq ft / 90.3 sq m

Total = 3261 sq ft / 302.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Winkworth. REF: 888882



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