



**POLE ELM**

Guide Price £700,000

**Carter Jonas**



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## **POLE ELM BROADLAYINGS WOOLTON HILL RG20 9TT**

- Newbury town centre and mainline train station with trains to London Paddington 4.3 miles
- A34 1.5 miles
- M4 (J13) 8 miles

Entrance hall · inner hallway · sitting room with bay window and fireplace · kitchen open to a dining room · utility room · downstairs WC · central landing · 3 bedrooms · bathroom · adjoining coal shed · single garage and workshop · lovely garden which is very private and surrounded by mature trees, shrubs and measures 0.37 acres · Energy Rating F

### **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, partly 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**

Pole Elm is one of the last houses in this popular village to be extended and improved. The house has been a lovely family home for many years but now offers an exciting opportunity for it to be refurbished and extended, subject to planning permission. One of the main selling features is the 0.37 acre plot which is very level and south west facing. The house currently offers a central hallway within in a hallway beyond, a sitting room to the front of the property with bay window, fireplace and a kitchen which is open plan to a dining room.

**SITUATED IN THIS VERY SOUGHT AFTER VILLAGE, A DETACHED HOUSE SITTING ON A PLOT OF 0.37 ACRES AND OFFERING ENORMOUS SCOPE TO BE EXTENDED AND IMPROVED SUBJECT TO PLANNING PERMISSION.**





At the rear of the house there is a very useful utility room with a store area and downstairs WC, attached to the back of the house is an original coal shed. Upstairs there is a central landing, three double bedrooms and a bathroom.

### **OUTSIDE**

The house is approached by a drive to one side which leads to the rear where there is a garage with a workshop. The garden extends to the side and rear of the property and is a lovely open space, which has a south west aspect so there is plenty of sun, and the large garden allows scope for the house to be extended.

## **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage

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

**Council Tax:** Band E

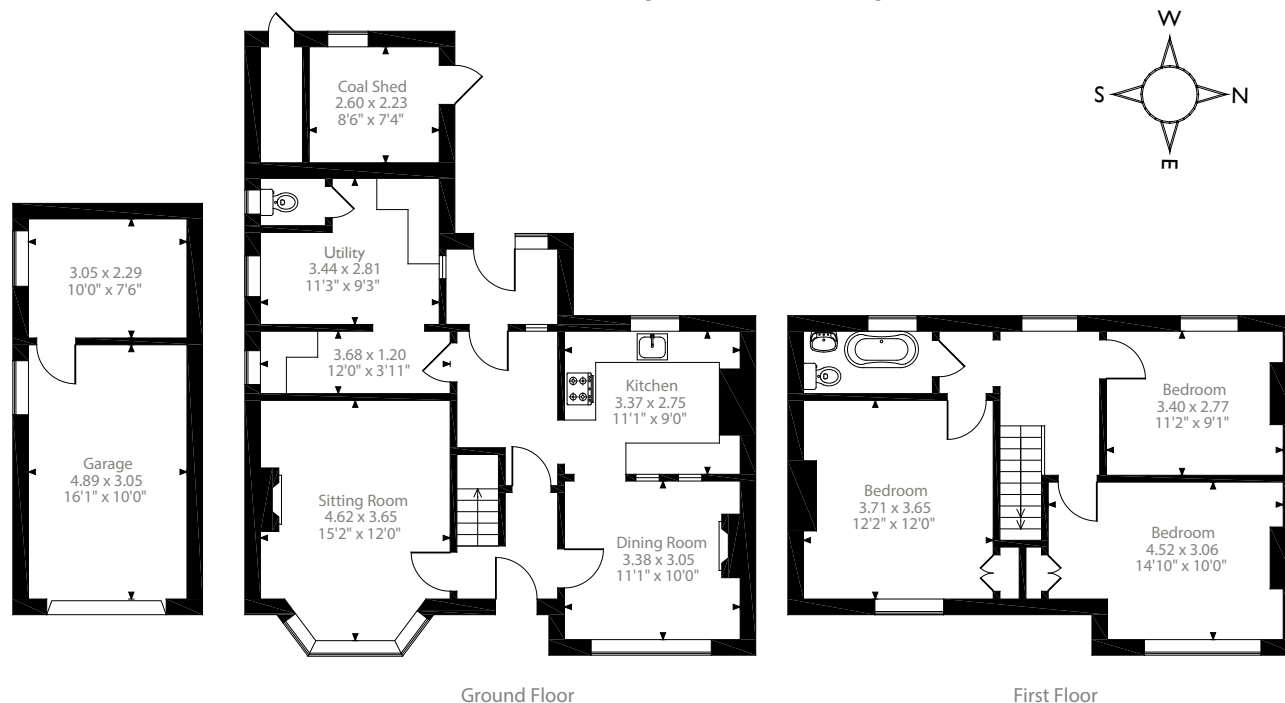
**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG20 9TT





Pole Elm, Broadlayings Woolton Hill, Newbury, Hampshire  
 Approximate Gross Internal Area  
 Main House = 124 Sq M/1334 Sq Ft  
 Garage = 22 Sq M/237 Sq Ft  
 Total = 146 Sq M/1571 Sq Ft



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		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	25 F	
1-20	G		

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