



**DIMSDALE**

Guide Price £550,000

**Carter Jonas**



## **DIMSDALE BROADLAYINGS WOOLTON HILL RG20 9TS**

- Newbury 4.5 miles
- Newbury mainline station with trains to London Paddington in less than one hour 4.5 miles
- M4 (J13) 9 miles and A34 1.5 miles

Entrance hall · double aspect sitting room with fireplace · kitchen/dining room · three bedrooms, two with built-in wardrobes · cloakroom · bathroom · attached garage · ample drive for private off road parking · established garden of approximately 0.2 acres · quiet location in the centre of this attractive village · Energy Rating E

### **SITUATION**

Dimsdale is situated in the centre of Woolton Hill which is a popular village just inside the Hampshire border on the southwest side of Newbury. Woolton Hill is a well-regarded area some 5 miles 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**

Dimsdale is detached bungalow that provides good accommodation including a spacious sitting room to the rear of the property, which is double aspect, with French doors to the garden and a fireplace. To one side is the kitchen/dining room where there is space for a table and also a door leading directly into the adjoining garage which is useful for storage.

**SITUATED IN THIS VERY POPULAR VILLAGE ON THE SOUTH-WEST SIDE OF NEWBURY, AN ESTABLISHED THREE BEDROOM DETACHED BUNGALOW WITH A PRIVATE GARDEN AND WITHIN EASY WALKING DISTANCE OF A SHOP, AND ONLY A SHORT DRIVE TO NEWBURY TOWN CENTRE.**





The property has three bedrooms, with two of the bedrooms having built-in wardrobes, there is a cloakroom and a bathroom with shower over the bath and a storage cupboard within the entrance hall.

### OUTSIDE

The property is approached via a gravel drive providing ample private parking and access to the adjoining garage. Directly behind the bungalow is a wide terrace for outside entertaining and dining beyond which there is a large area of level lawn with a summer house and garden shed. The garden is surrounded by a variety of mature trees and shrubs which make it private.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage, oil fired central heating

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

**Council Tax:** Band E

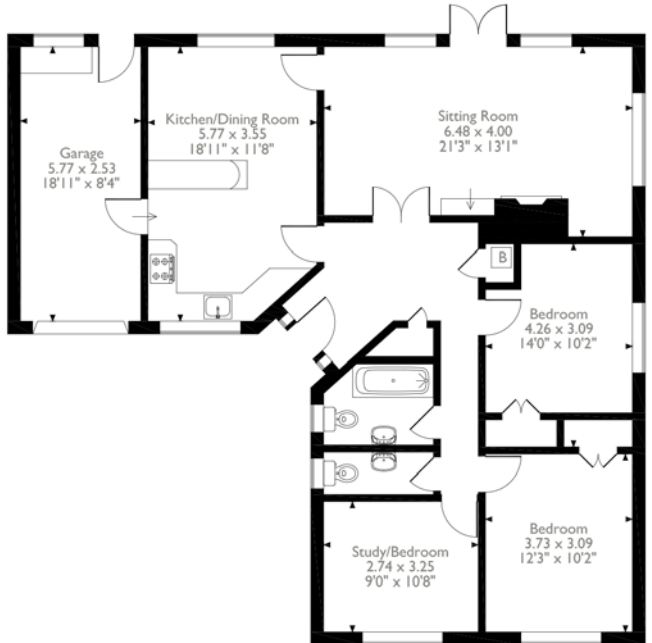
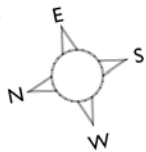
**Viewing:** By prior appointment through the Newbury office 01635 263010

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





Dimsdale, Broadlayings, Newbury, Hampshire  
Approximate Gross Internal Area  
116 Sq M/1249 Sq Ft



Ground 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		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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