



**Brunsdon**  
ASSOCIATES 

Briars, Broad Layings, Woolton Hill, RG20 9TU

**Guide Price: £595,000 – Freehold (No Onward Chain)**

**A detached character home in a lovely position but in need of total modernisation with development potential (STP)**

**Entrance hall, two reception rooms, garden room, kitchen, ground floor bathroom, 3 first floor bedrooms, separate WC, detached outbuilding and garage, attractive mature gardens. Total plot over ¼ acre.**

#### **THE PROPERTY**

A character detached house which is Locally Listed. The property includes an interesting former “wash” house and occupies a generous plot of over 0.25 acres and will be of interest to both owner occupiers and developers as it appears to offer excellent potential for improvement together with a possible garden plot (STP).

#### **OUTSIDE**

The property has suffered structural damage which the Insurers are in the process of repairing. We understand that the claim is assignable (subject to conditions). Mortgage ability may not be high. All offers are invited including offers based on “subject to planning”.

#### **LOCATION**

Woolton Hill is a well regarded village some 5 miles south west of Newbury, it is surrounded by attractive countryside which includes The Chase which is partly owned by the National Trust. Within the village there is a small store/post office, public house/restaurant, doctors surgery and well favoured infant and junior schools.

#### **DIRECTIONS**

Leave Newbury on the A343 Andover Road. Pass the A34 entrances and take the next right signposted Woolton Hill and Kintbury. Take the first right signposted Broad Layings and after ¼ mile take the first right hand turn (effectively straight ahead) into an unmarked lane. Briars will be found on the left hand side at the bottom of the hill.

#### **COUNCIL TAX**

We have been informed by Basingstoke & Deane Borough Council that the property is in **Band E** with tax payable of **£1,687.06** for the period 2015/2016.

#### **SERVICES**

Electricity, mains water and drainage. Oil Fired Central Heating

#### **VIEWING**

By strict appointment with the vendors Sole Agents Brunsdon Associates

**01635 255501 [property@brunsden.com](mailto:property@brunsden.com) [www.brunsdon.com](http://www.brunsdon.com)**

IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsdon Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.



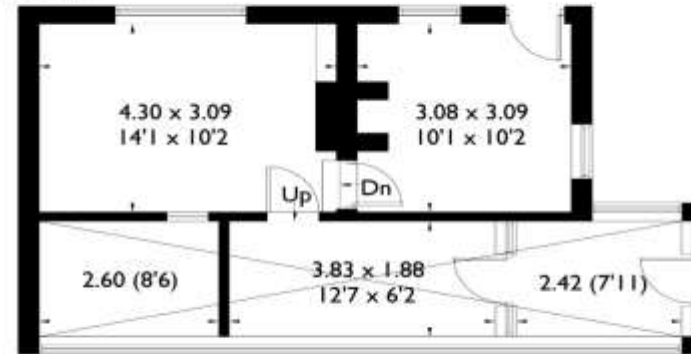
# Briars, Broadlayings, Woolton Hill, Newbury, RG20 9TU

Approximate Gross Internal Area = 108.0 sq m / 1162 sq ft  
 Outbuilding = 42.6 sq m / 459 sq ft  
 Total = 150.6 sq m / 1621 sq ft



Floorplans © 2015  
 0845 634400 Ref: 132631

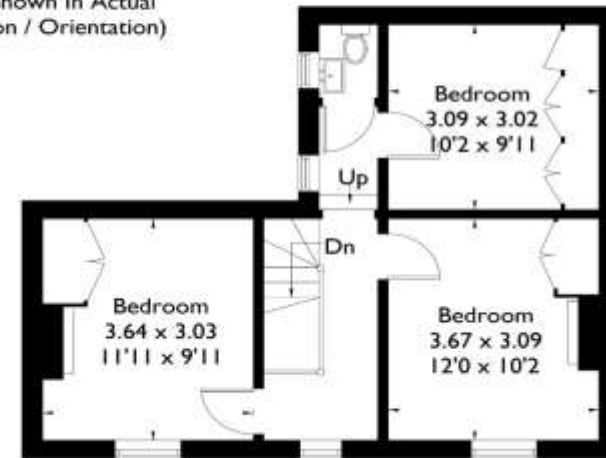
This plan is for layout guidance only.  
 Drawn in accordance with  
 RICS guidelines. Not drawn to  
 scale, unless stated. Windows &  
 door openings are approximate.  
 Whilst every care is taken in the  
 preparation of this plan, please check  
 all dimensions, shapes & complete  
 bearings before making any  
 decisions reliant upon them.



**Outbuilding**  
 (Not Shown In Actual  
 Location / Orientation)



**Ground Floor**



**First Floor**

BRIARS  
GUIDE ONLY  
SUBJECT TO  
CONTRACT



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