



Enbridge Coach House

Church Road, Woolton Hill, Hampshire

A splendid period house with four bedrooms and beautifully appointed living space, in a desirable village location

A charming family home with beautifully appointed accommodation, set in a sought-after village setting in Woolton Hill. The property features elegant fittings and understated styling that compliments the period character of the building while creating a thoroughly attractive and comfortable living space.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



1,590 SQ FT



**GUIDE PRICE
£895,000**

The property

Enbridge Coach House is a delightful property offering beautifully styled living and entertainment space arranged across two light-filled floors. The main reception room is a generously proportioned sitting room with a dual aspect, including French doors that open onto the west-facing front garden, creating a seamless connection to the outdoor space. A window overlooking the rear garden and a handsome brick-built fireplace with a woodburning stove add further charm. Adjoining the sitting room, the 23ft kitchen and dining area provides additional social space, ideal for relaxing or entertaining. There is room for a family dining table and built-in banquette seating with storage beneath. The kitchen features shaker-style units offering ample storage and is equipped with integrated appliances, including a double oven, induction hob, and extractor hood. A useful utility room provides further storage and space for laundry appliances. Two double bedrooms are located on the ground floor, accessed via a hallway that also doubles as a study area, complete with built-in desk space, shelving, and storage. These bedrooms are served by

a well-appointed shower room. Upstairs, there are two further large double bedrooms. One includes its own washbasin, while the principal bedroom benefits from a luxurious en suite bathroom with a freestanding bathtub, a separate shower unit and, beyond the bathroom, a dressing room with plenty of storage.

Outside

At the front of the property, a five-barn wooden gate opens onto the gravel driveway, providing plenty of parking space for several vehicles, as well as access to the detached garage for further parking or home storage. The front garden has a patio area and a well-maintained lawn, which is bordered by a mixed border of shrubs and flowering perennials. Gates at the side lead to the rear, where the courtyard-style garden has a patio area with herbaceous borders and in the centre, gravel pathways and raised beds, making the space ideal for use as a kitchen garden with a private seating area.



Location

Enbridge Coach House is located in the highly popular village of Woolton Hill which has very good local facilities including a shop/post office, church, public house, tennis club, doctor's surgery and excellent local schools.

Situated on the border between Berkshire and Hampshire, the surrounding area is renowned for its rolling countryside with extensive walking and riding. Nearby Newbury provides a wide range of leisure and recreational facilities including several golf courses, Newbury racecourse and the Watermill Theatre. Communications are excellent with trains from Newbury into London Paddington or from Whitchurch into London Waterloo. The A34 is just under 2 miles away linking easily with the M4 (J13) and the national road network. There is a very good range of schools in the area including St Thomas' Woolton Hill, St Martin's, East Woodhay, Thorngrove, Horris Hill, Cheam, Marlborough College and Downe House.

Distances

- Newbury town centre 5 miles
- Hungerford 8.5 miles
- Andover 12.5 miles

Nearby Stations

- Newbury (42 minutes to London Paddington)
- Whitchurch (62 minutes to London Waterloo)

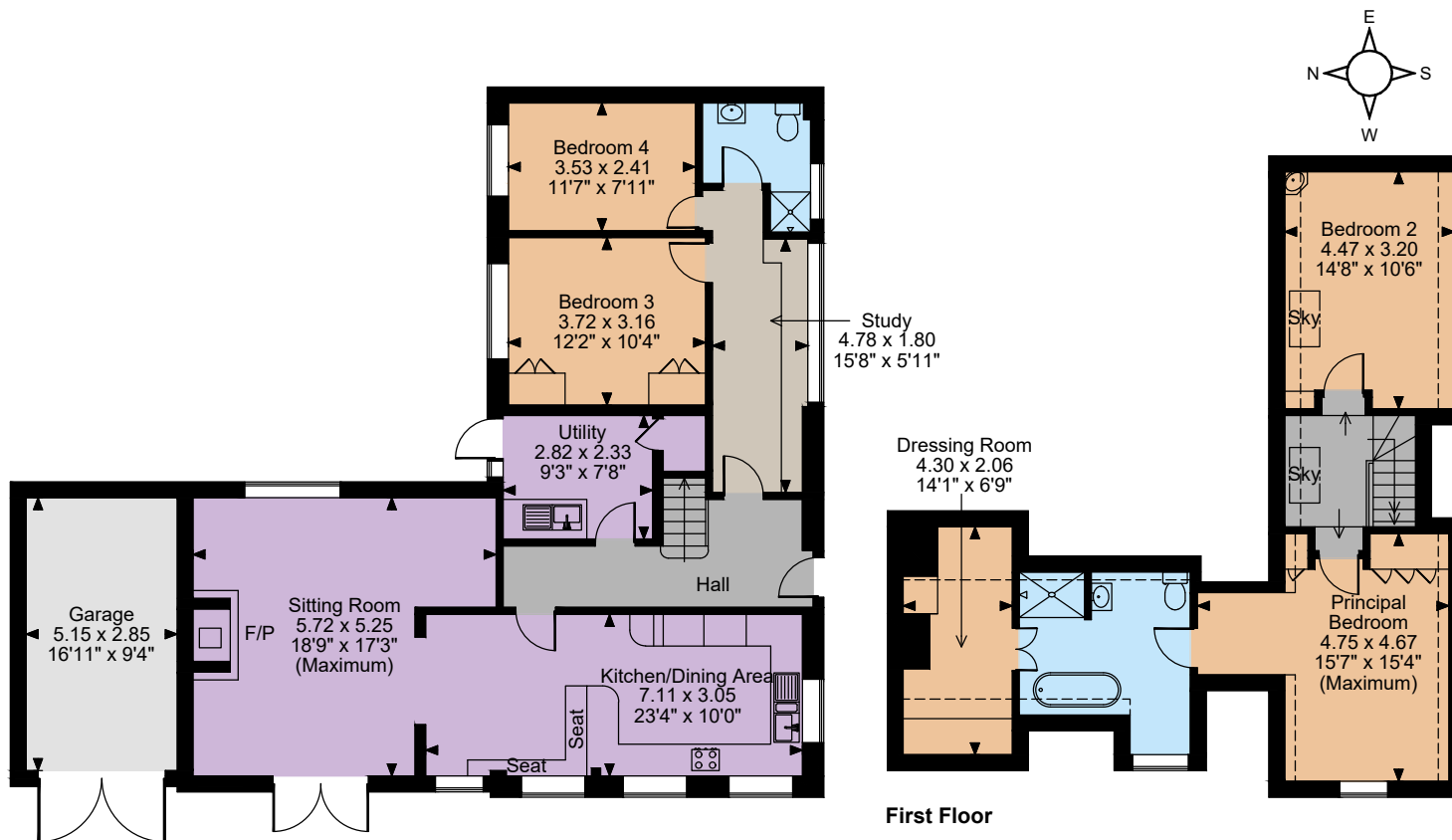
Key Locations

- Wessex Downs National Landscape
- Newbury Racecourse
- Highclere Castle

Nearby Schools

- St Thomas CofE School
- Woolton Hill Junior School
- Thorngrove
- Horris Hill
- Cheam





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main house internal area 1,590 sq ft (148 sq m)

Garage internal area 158 sq ft (15 sq m)

Total internal area 1,748 sq ft (162 sq m)

For identification purposes only.

Directions

RG20 9XQ

what3words: ///shatters.cautious.songbirds

General

Local Authority: Basingstoke and Deane

Services: Mains electricity, water and drainage.
Oil-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: E

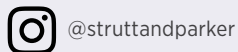
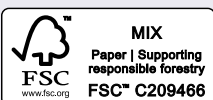
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