



COPNOR CLOSE

WOOLTON HILL RG20

Located in the highly desirable village of Woolton Hill, this spacious and adaptable 4/5-bedroom end-terraced family home offers a wraparound garden and open plan kitchen diner.

The ground floor features a generous living room with French doors leading to the garden, a cloakroom, a well-appointed kitchen that flows into the dining area, and a versatile playroom/office, currently used as a fifth bedroom.

As you head upstairs, you'll find four bedrooms along with a modern family bathroom. Finally we have the outside, the wraparound garden offers plenty of space, with a charming seating area perfectly positioned to enjoy the evening sun, thanks to its South-West facing aspect.



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AT A GLANCE

1074ft²/100m²
Living Room
Dining Room
Kitchen
South Facing Garden
Four/Five Bedrooms
Family Bathroom
Downstairs W/C
Air Source Heat Pump

UTILITIES

Superfast Fibre Broadband is available in the area and there are no known mobile coverage issues.

The property is connected to mains electricity, water and drainage and operates on an Air Source Heat Pump.

EPC - D

Basingstoke and Deane Council Tax Band - C

SITUATION

Located in the popular village of Woolton Hill, less than 2 miles away from the A34.

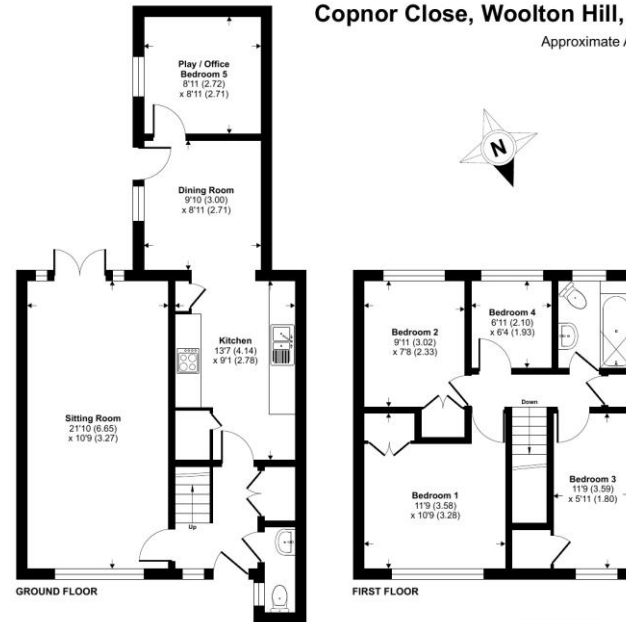
DIRECTIONS

What3words:///shorthand.evoves.games

Copnor Close, Woolton Hill, Newbury, RG20

Approximate Area = 1074 sq ft / 99.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Winkworth, REF: 1250522

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