HILLIER & WILSON



Tile Barn, Woolton Hill, Newbury, RG20 9UZ

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Offers Invited

# Tile Barn, Woolton Hill

A striking and spacious detached family home set on a generous plot that measures 1.4 acre on the outskirts of Woolton Hill in the exclusive Tile Barn area. The property has been modernised throughout to a high specification by the current owners and now features a stunning kitchen with bi-folding doors that open out onto the grounds and offer views across a lake. Other benefits include a huge amount of living accommodation that measures in excess of 4,000 sq.ft., integral double garage, ample off-road parking, water underfloor heating and double glazing. The first floor comprises of an entrance hall, ante hall, sitting room, study, cloakroom, dining/family room and kitchen. Upstairs, there is a principal suite that is complete with built-in wardrobes and an ensuite bathroom. There are also a further three double bedrooms and a family shower room. The basement, which measures 1,224 sq.ft. offers a large playroom, store rooms, utility area and shower room. Externally, there are beautifully landscaped gardens with far reaching views and is mainly laid to lawn with a pond and patio seating area. To the front of the property, there is ample off road parking via driveway. Tile Barn is located within the popular village of Woolton Hill, a few miles south of Newbury. Woolton Hill has good amenities including a church, village hall, sports club, post office, nursery, infants/junior schools and a pub.









- IMPRESSIVE DETACHED FAMILY HOME
- PRESTIGIOUS LOCATION IN TILE BARN
- MODERNISED THOUGHOUT TO A HIGH SPECIFICATION
- SPACIOUS LIVING ACCOMMODATION MEASURING IN EXCESS OF 4,000 sq.ft.
- GENEROUS PLOT MEASURING 1.4 ACRE
- STUNNING LANDSCAPED GROUNDS

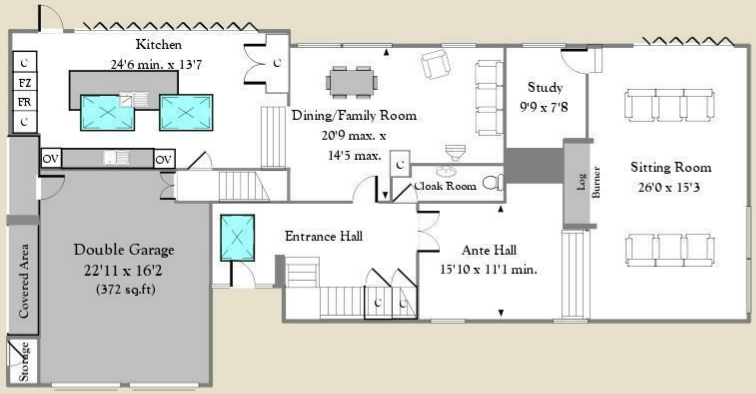
Services: Mains services are connected (Except Gas)
EPC Rating: D
Full results can be sent on request
Council Tax Band: G

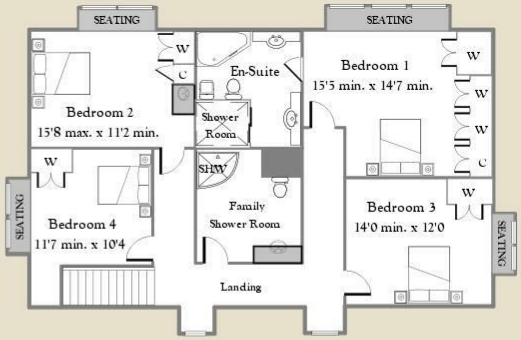


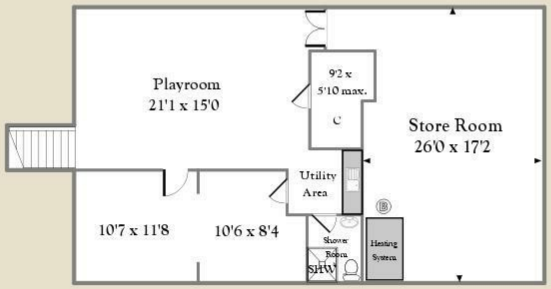




HILLIER & WILSON




Basement
1124 sq.ft. (104 sq.m)

# Lowen House, Tile Barn, Woolton Hill




APPROX GROSS INTERNAL FLOOR AREA 4280 sq.ft. (397 sq.m) - For identification only - Not to scale - Hillier & Wilson LTD








Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

