

# HILLIER & WILSON



Tile Barn, Woolton Hill, RG20 9UZ



## Tile Barn, Woolton Hill

An impressive detached family home located in the prestigious location of Tile Barn. The property is situated down a private lane and boasts a plot measuring 1.4 acres in size, whilst other benefits include accommodation measuring 4,280 sq.ft in size, water underfloor central heating, wooden double glazing, double garage and ample off road parking. The accommodation is arranged over three floors with a basement measuring 1,124 sq.ft in size offering four rooms, utility/kitchen area and shower room. The first floor comprises large porch, entrance hall, cloakroom, family room, kitchen/breakfast room, study, dining room and drawing room. Upstairs, there is a principal bedroom with built-in wardrobes and an en-suite bathroom with separate shower room, three further double bedrooms with built-in wardrobes, window seating and a family 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 TILE BARN LOCATION
  - PLOT MEASURING 1.4 ACRES
  - SPACIOUS ACCOMODATION MEASURING 4,280 SQ.FT.
  - BEAUTIFULLY LANDSCAPED GARDENS
  - AMPLE OFF ROAD PARKING

Services:

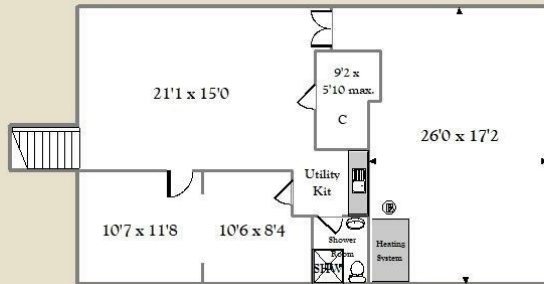
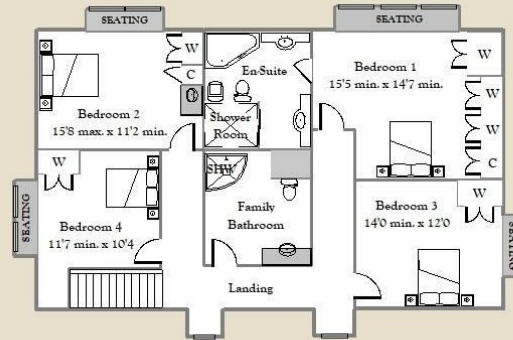
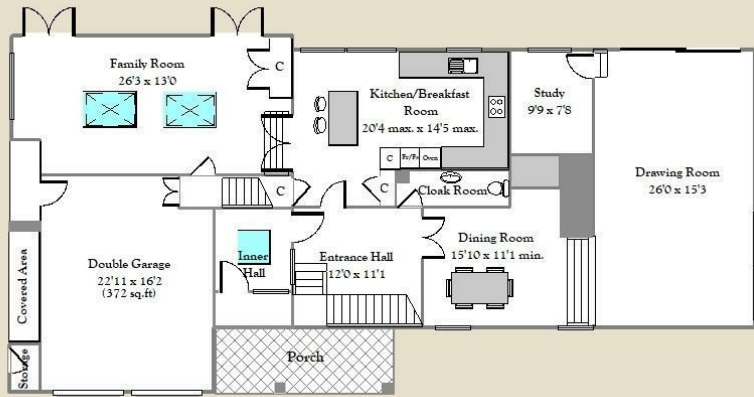
Mains services are connected  
(Except gas)

EPC: Rating D  
Full results can be  
sent on request

Council Tax:  
Band G

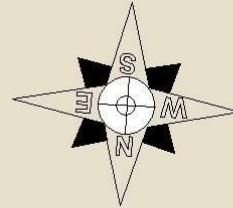






Basement  
1124 sq.ft. (104 sq.m)

## 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.