

# HILLIER & WILSON



*FINISTERRE, Tile Barn, Woolton Hill, Newbury, RG20 9UZ*



## Tile Barn, Woolton Hill

A substantial four bedroom modern detached family home built in 2014, situated in the prestigious location of Tile Barn in Woolton Hill. The property offers spacious living accommodation and has a large loft space with potential to convert fully (subject to the usual consents) whilst other benefits include air source heat pump centralised heating, uPVC double glazing, double garage and ample off road parking. The ground floor comprises entrance hall, cloakroom, sitting room with dual log burner, kitchen/breakfast room, utility and garden room with bi-folding doors onto the garden. Upstairs there is a principal bedroom with a dressing room, en-suite shower room and eaves storage and three further double bedrooms (two of which have en-suites) and a family bathroom. Externally there is a stunning rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area, whilst to the front there is a double garage and ample off road parking tucked away behind private electric gates. 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.







- FOUR BEDROOM DETACHED FAMILY HOME
- SUBSTANTIAL SIZED ACCOMODATION
- POTENTIAL TO FULLY CONVERT LOFT (STTC)
- MODERN RESIDENCE BUILT NEW IN 2014
- HIGHLY SOUGHT AFTER TILE BARN LOCATION
- BOASTS A GENEROUS SIZED PLOT

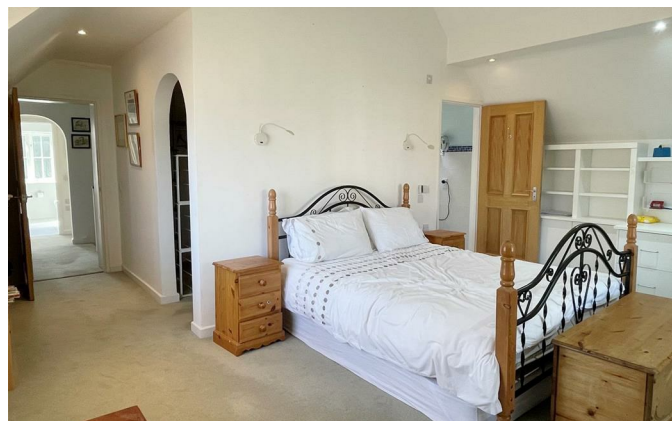
Services:

Mains services are connected (Except Gas)

EPC: Rating C

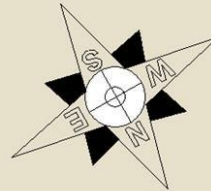
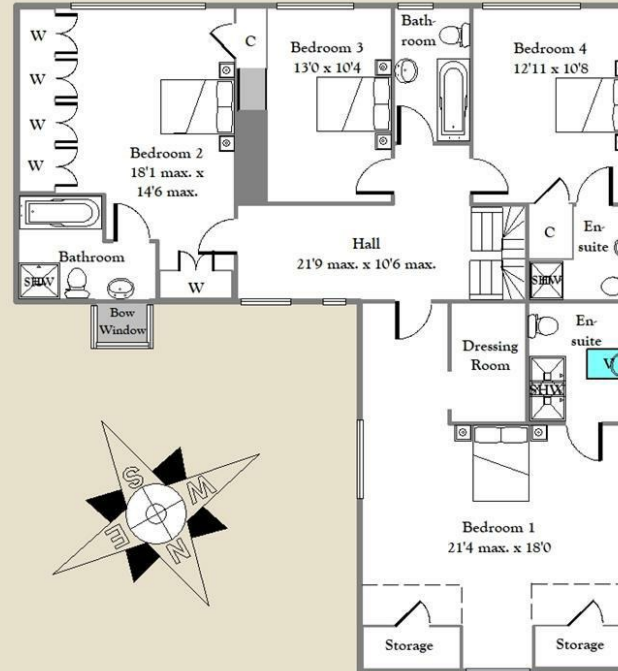
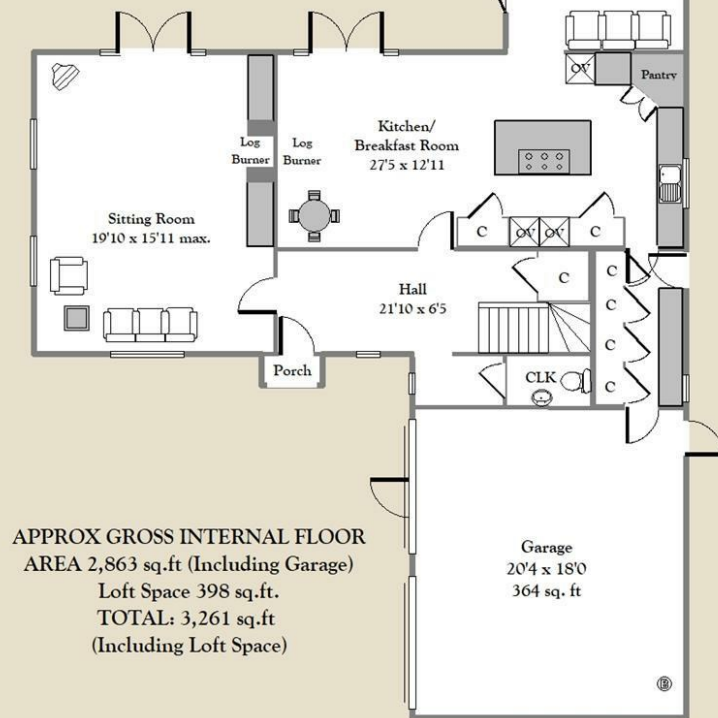
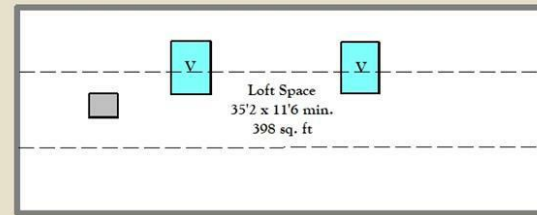
Full results can be sent on request

Council Tax: Band G



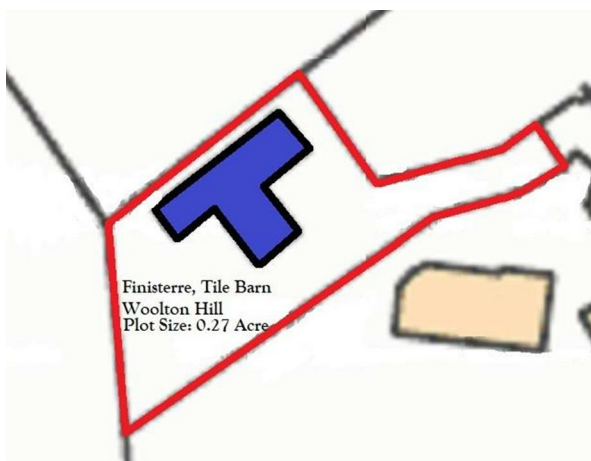


# Finisterre Tile Barn, Woolton Hill



APPROX GROSS INTERNAL FLOOR  
AREA 2,863 sq.ft (Including Garage)  
Loft Space 398 sq.ft.  
TOTAL: 3,261 sq.ft  
(Including Loft Space)

HILLIER & WILSON



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.

