

# HILLIER & WILSON



*South Oak, Tile Barn, Woolton Hill, RG20 9UZ*



## Tile Barn, Woolton Hill

A beautifully presented six bedroom detached family home situated in the prestigious location of Tile Barn.

The property boasts accommodation measuring in excess of 4,000 sq.ft and offers versatile living space with an annex, whilst other benefits include oil fired central heating, double glazing, detached double garage and ample off road parking. The ground floor

comprises entrance hall, study/guest room with en-suite shower room, play/cinema room, utility, shower room and open-plan kitchen/breakfast/sitting room with bi-folding doors onto the garden. There is also an

annex which offers double bedroom, sitting room, kitchen, bathroom and entrance hall. Upstairs there is a principal bedroom with en-suite shower room and walk-in wardrobe, a double bedroom with dressing room and en-suite shower room, two further double bedrooms with en-suite shower rooms, double bedroom, family bathroom and mezzanine landing.

There is also a large convertible loft space measuring 938 sq.ft. Externally there is a private and enclosed, south facing rear garden which is mainly laid to lawn with both decked and patio seating areas. To the front of the property, there is a detached double garage, a multi-use sports court and 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.







- SIX BEDROOM DETACHED FAMILY HOME
- SITUATED IN THE PRESTIGIOUS TILE BARN AREA
- ACCOMODATION MEASURING IN EXCESS OF 4,000 SQ.FT
- LOFT SPACE MEASURING 938 SQ.FT
- VERSATILE LIVING SPACE WITH ANNEX
- MULTI-USE SPORTS COURT TO THE FRONT

Services:

Mains services are connected (Except gas)

EPC: Rating C

Full results can be sent on request

Council Tax: Band G





