

# 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 has been finished to a very standard and boasts accommodation measuring in excess of 4,000 sq.ft, whilst also offering versatile living space with an annex, 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)

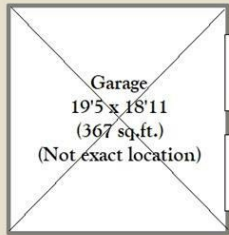
EPC: Rating C

Full results can be sent on request

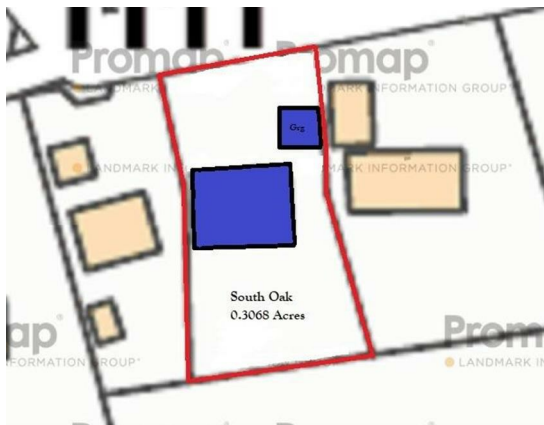
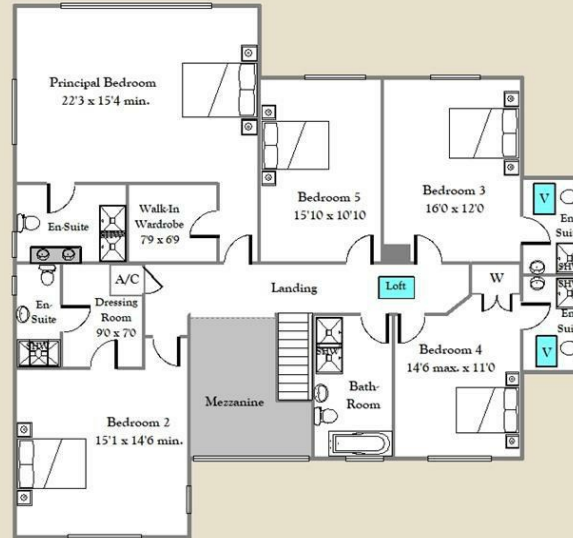
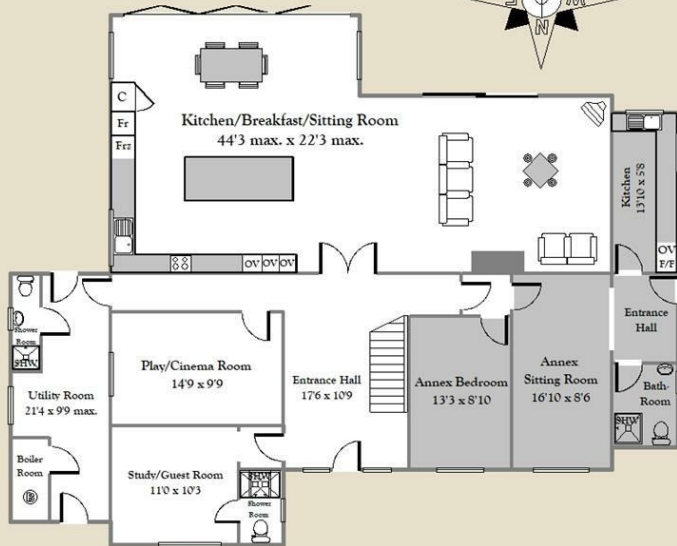
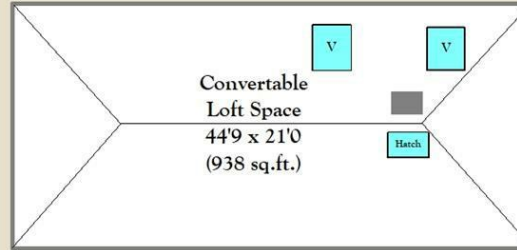
Council Tax: Band G



# South Oak, Tile Barn, Woolton Hill



APPROX. GROSS INTERNAL  
FLOOR AREA 4061 sq.ft. (377 sq.m)  
Annex: 495 sq.ft. (45 sq.m)  
Loft Space: 938 sq.ft. (87 sq.m)  
Double Garage: 367 sq.ft. (34 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.

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