

# HILLIER & WILSON



*Hill Crest, Tylers Lane, Bucklebury, RG7 6TN*

## Tylers Lane, Bucklebury

A beautifully presented three/four bedroom detached family home set within the rural location of Bucklebury. The property has been extended and modernised throughout and boasts views overlooking neighbouring fields whilst other benefits include oil fired central heating, wooden double glazing, large plot measuring 0.177 acres in size, garage and ample off road parking. The ground floor comprises entrance hall, home office/bedroom, double bedroom, family shower room, open-plan modern kitchen/dining/sitting room with Bosch appliances and Quartz work surfaces, and a utility room. Upstairs there are two double bedrooms (one of which has built-in storage), a light and airy landing with views over the fields and a family bathroom. Externally there is a private and enclosed rear garden which is mainly laid to lawn with mature tree/hedge borders and a patio seating area. There is also a garage with a W.C. bedside it. To the front of the property there is ample off road parking via driveway. Bucklebury is located approximately 5 miles to the north-east of Newbury and has a general store, an award winning gastro pub and a well-regarded C of E primary school. The nearby town of Thatcham provides a regular direct rail link to London, Paddington taking less than an hour.





- THREE/FOUR BEDROOM DETACHED FAMILY HOME
- SET IN A RURAL LOCATION OF BUCKLEBURY
- BEAUTIFULLY PRESENTED THROUGHOUT
- COMPLETELY MODERNISED BY CURRENT OWNERS
- PLOT MEASURING 0.177 ACRES IN SIZE
- AMPLE OFF ROAD PARKING & GARAGE

Services:

Mains services are connected (Except gas)

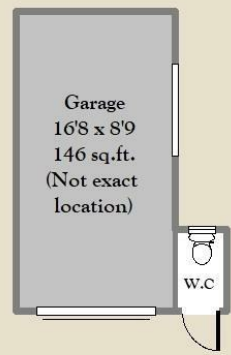
EPC: Rating TBC

Full results can be sent on request

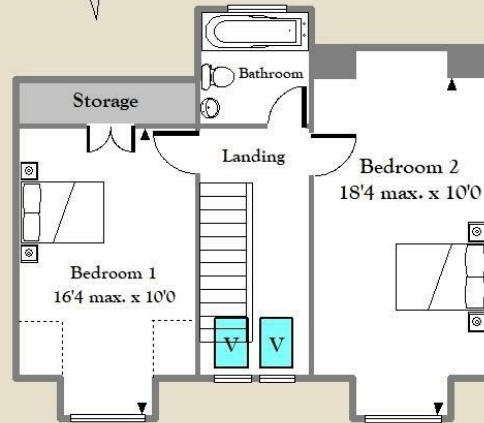
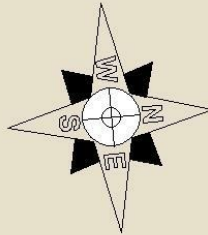
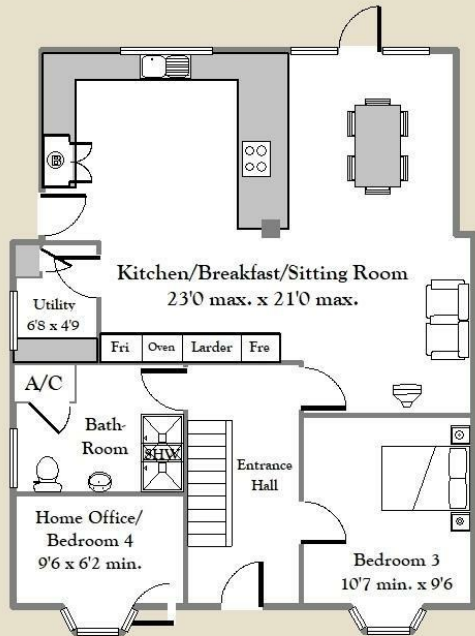
Council Tax: Band D



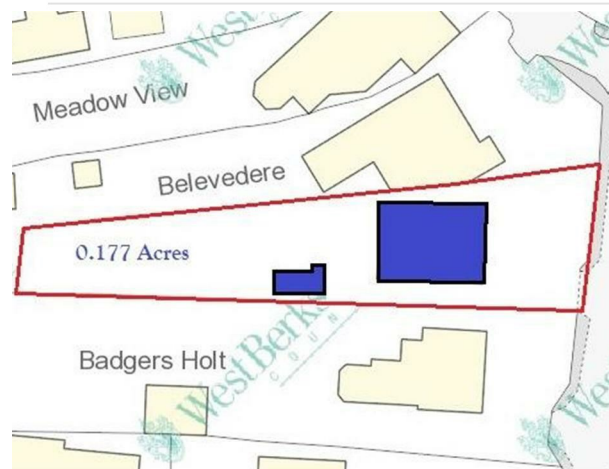
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APPROX. GROSS INTERNAL FLOOR AREA 1312 sq.ft. (Excluding Garage)  
For identification only - Not to scale - Hillier & Wilson LTD



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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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