



DOWNER & CO

TRUSTED SINCE 1988

Norcombe House, Woolton Hill RG20 9UZ
Price: £999,500

Features.

-  3
-  5
-  2

Description.

Standing proudly in a secluded plot of over an acre Norcombe House is a much-loved family home located in the highly regarded Tile Barn. Offered to the market for the first time since 1982 this very comfortable family home offers huge potential to extend further and improve, or possibly rebuild allowing you to create the home of your dreams. (Subject to any necessary planning permission).

The current accommodation comprises a welcoming entry porch, hall, living room, kitchen/breakfast room, dining room, study, cloakroom ,utility room and large single garage to the ground floor. Upstairs there is a master bedroom with en-suite bathroom, four further bedrooms, a family bathroom and a cloakroom. Outside there is a large Garden Studio/office, the gardens are predominantly laid to lawn with mature trees and shrubs. Viewings are highly recommended and strictly by appointment.

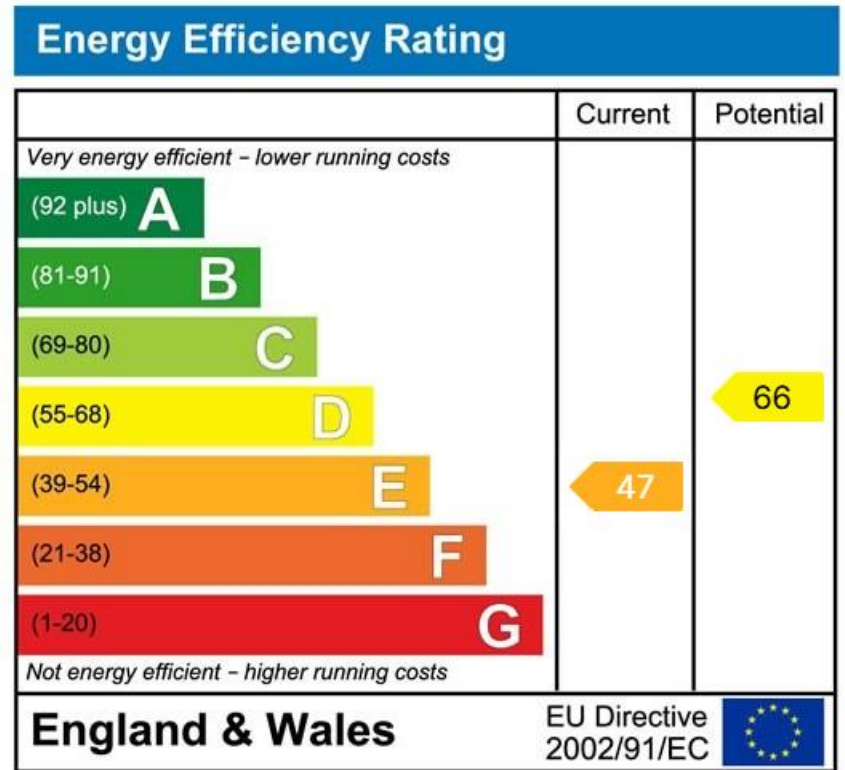
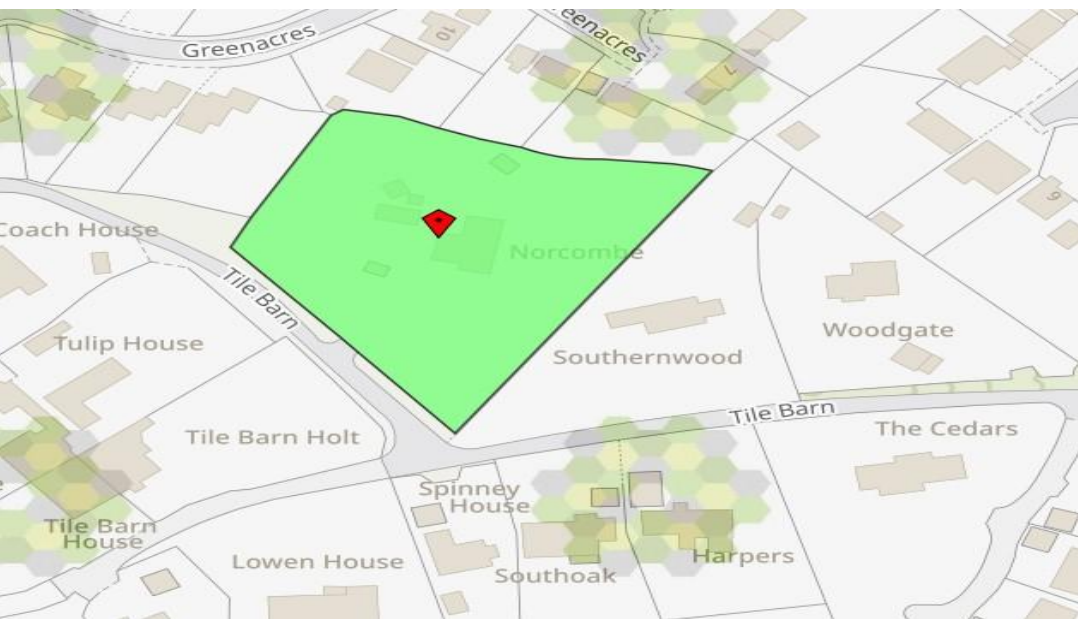


Location.

Tile Barn is one of the most desirable residential addresses in the village of Woolton Hill. This stunning village to the south of Newbury, has all the requirements for daily living with a health centre, village shop/Post Office, pub/restaurant, well respected Infant and Junior Schools plus further private junior and senior schools in the area. There are excellent walks in the nearby Chase with ideal cycling routes and riding in the surrounding rolling countryside. Communications via road and rail are well served with the A34 about 1 mile away offering access to the north to J13 of the M4 and also south to J9 of the M3. From Newbury (about 5 miles) trains into London Paddington in about 1 hour. From Whitchurch (about 7 miles) trains into London Waterloo in just over 1 hour.







Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: E

COUNCIL TAX BAND: F
2026/2027: £3,264.69.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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