



Greystones
Tile Barn, Woolton Hill



Greystones

Tile Barn, Woolton Hill, Newbury RG20 9UZ

A detached Victorian family house of great character situated in this popular area of Woolton Hill

Entrance hall | cloakroom | dining hall | sitting room with fireplace and study area | kitchen/breakfast room | utility | family room | study | master bedroom with en-suite | three further bedrooms | dressing room/fifth bedroom | family bathroom | shower room | double garage with workshop/wood store | patio area | generous drive | gardens

DIRECTIONS: From Newbury, take the A343 south towards Andover. Pass under the A34 (by-pass) and take the next right turn signed Woolton Hill. Follow this road a short distance and as the road bends to the left and Broadlayings turns to the right, drive between them into the Tile Barn private drive. A short distance along Greystones will be found on your left hand side.

THE PROPERTY

Greystones was built in the early 19th Century as the stable block to Tile Barn House. It was divided and sold as a detached house in the early 1950's. Today the property is a most attractive family home with generous accommodation and many of the original features, including a beautiful gothic style oak front door. The



accommodation set over three floors consists of a very generous reception hall leading to the dining hall. This is the heart of the house with the drawing room, kitchen/breakfast room and stairs leading off it. There is in addition a large family room with a study at the end (this room has plumbing and the two rooms could be made into a separate annexe with its own entrance from outside). The first floor has the master bedroom with en suite and dressing room (or a fifth bedroom) and there is another bedroom and bathroom on this floor. The second floor has two double bedrooms and a shower room.

OUTSIDE

The property is approached over a gravel driveway leading to parking in front of the double garage with workshop and wood store. There is lawn on two sides of the house with mature trees and shrubs, a stone patio area and fishpond.

LOCATION

Tile Barn is the sought after address in the popular village of Woolton Hill and this property sits in the heart of Tile Barn. A highly desirable village to the south of Newbury, Woolton Hill 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 is excellent walking, cycling and riding in the surrounding

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 J6 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.

COUNCIL TAX

We have been informed by that the property is in Band G with tax payable of £2,281.98 for the period 2011/2012.

SERVICES

Electricity, mains water and drainage, oil fired central heating.

VIEWING

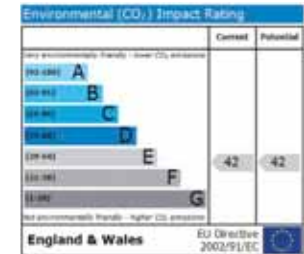
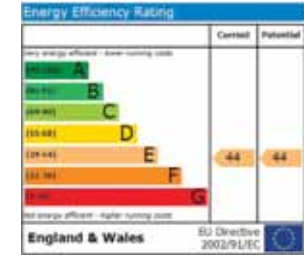
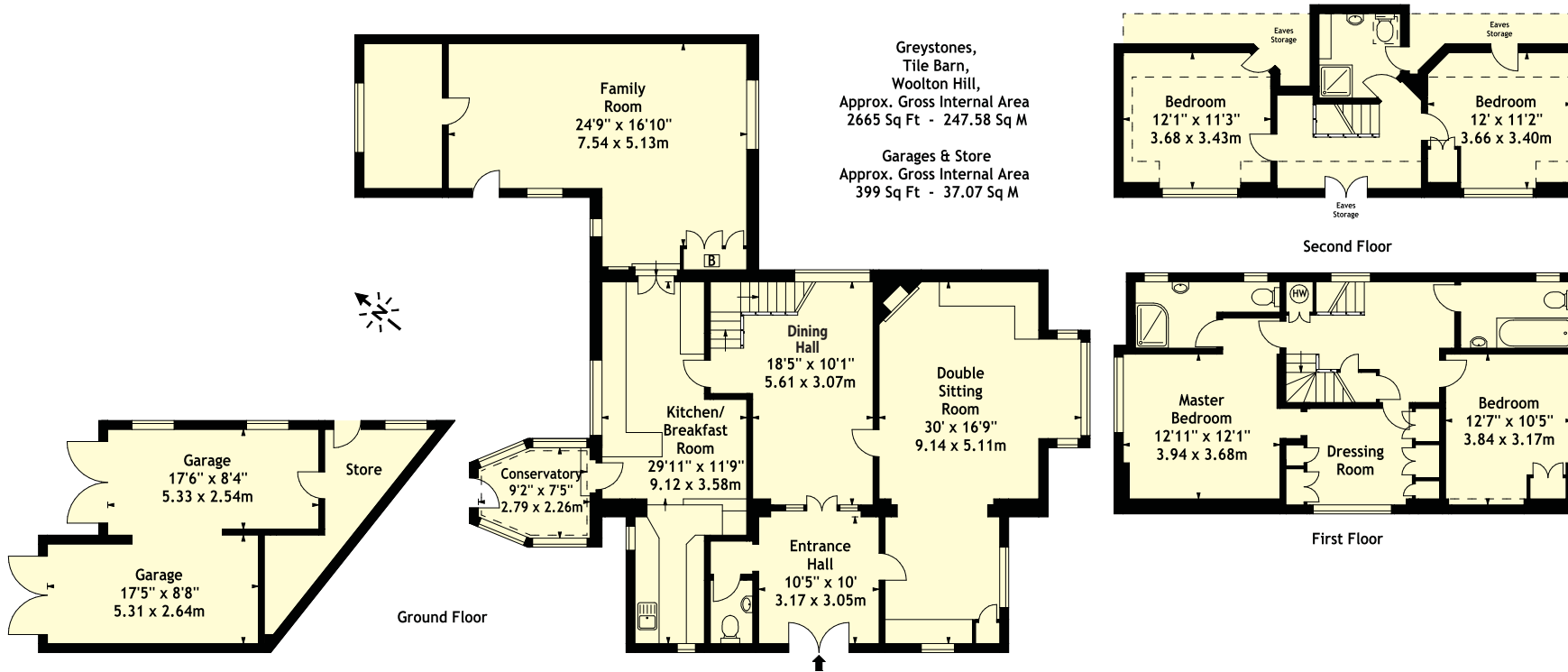
By strict appointment with the vendors Sole Agents Brunsdens Associates. 01635 255501
property@brunsden.com www.brunsdens.com

IMPORTANT INFORMATION - THE PROPERTY MISDESCRIPTIONS ACT 1991 Whilst we as Brunsdens Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.



Greystones

Tile Barn, Woolton Hill, Newbury RG20 9UZ



01635 255501 property@brunsden.com www.brunsdens.com
The Old Axe & Compass, East End, Newbury RG20 OAA

