



# Attractive family home with Downland views

Grey Tiles, Southend, Brightwalton, Newbury, Berkshire RG20 7BE

Freehold



Hall • Sitting/Dining/Kitchen • Study/Bedroom • Utility  
• Principle bedroom suite • Guest bedroom suite • Two  
further bedrooms • Family bathroom • Outside office/  
workshop • Gardens

### Situation

Grey Tiles can be found on the edge of the pretty Downland village of Brightwalton. The village offers a highly regarded primary school, a nursery and a church. In addition to Brightwalton School the property is within the catchment of the renowned secondary school, The Downs School at Compton. The nearby market towns of Newbury and Wantage both have more extensive shopping and leisure facilities. Communications in the area are excellent with the property being roughly equidistant between Junctions 13 and 14 of the M4 giving access to both central London and the West Country. There are also frequent trains to London Paddington from Didcot Parkway or Newbury mainline stations.

### Description

Grey Tiles was originally built as a bungalow which has been tastefully renovated and converted to a comfortable family home suiting a modern lifestyle. The reception hall has attractive stone floors and opens into a central corridor which leads to all the rooms on the ground floor. The kitchen/sitting/dining room is the heart of the house and features a step down separating the kitchen and sitting room from the dining space. There is plenty of natural light provided by the south facing windows

and French doors which open out to the garden. Also on the ground floor are bedrooms three and four, both of which are well apportioned double rooms, a family bathroom and a study/bedroom. On the first floor there are two double bedrooms both with ensuite bathrooms and built in wardrobes. Bedroom one looks out to the South with a Juliet balcony providing far reaching views over the rolling Downland landscape.

### Gardens

The property is approached over a gravel drive to a parking area to the front of the house and detached garage. The garden lies to the rear of the property and is predominantly laid to lawn. There is a terrace running along the rear elevation of the house. To one side there is an outside office/workshop with heating power and internet connection.

**Services:** Mains water, electricity and drainage. Oil central Heating.

**Local Authority:** West Berkshire 01635 42400.

**Directions:** Follow the satnav, RG20 7BE, the post code takes you direct to the property.

**Tenure:** Freehold

**Viewing:** Strictly by appointment with Savills.





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**Approximate Area** 194.0 sq m / 2088 sq ft

**Garage** 14.2 sq m / 153 sq ft

**Office** 7.7 sq m / 83 sq ft

**Total** 215.9 sq m / 2324 sq ft

**Including Limited Use Area** (20.2 sq m / 217 sq ft)

**Cameron Power**

Savills Newbury

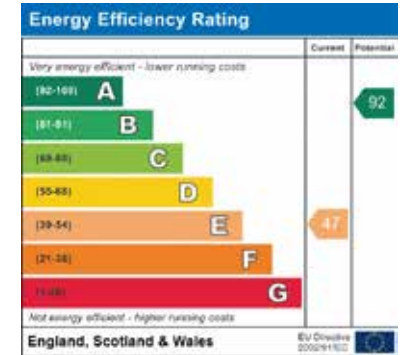
**01635 277 700**

[newbury@savills.com](mailto:newbury@savills.com)



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