



## THE TILTYARD

Guide Price £1,150,000

Carter Jonas



## THE TILTYARD OXFORD ROAD DONNINGTON RG14 3AA

– Newbury town centre with trains to London  
Paddington 1 mile  
– M4 (J13) 2.5 miles

Covered porch · striking entrance hall with a feature staircase · superb kitchen/dining/family room · utility · study · useful store room · sitting room · main bedroom with ensuite · 3 further bedrooms · family bathroom · detached garage with studio/office above · drive with electric gates · established garden · ideal location for easy access to Newbury town centre, mainline station and the M4 motorway · Energy Rating C

### SITUATION

The Tiltyard is situated in Donnington which is a very sought after part of Newbury and the northern side of the town. The house is very well placed for excellent communications with the town centre and all its facilities being only a mile away and with very easy access to excellent road links via the A34 and M4 motorway which are all very close by. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

### DESCRIPTION

Set behind imposing electric double gates in the sought-after village of Donnington, The Tiltyard offers exceptional modern living combined with comfort, privacy, and convenience.

**A HIGH SPECIFICATION AND STYLISH CONTEMPORARY HOUSE IN ONE OF NEWBURY'S MOST DESIRABLE LOCATIONS AND CLOSE TO EXCELLENT ROAD AND RAIL LINKS.**





This beautifully presented home is in excellent condition and boasts a host of impressive features, including fitted wardrobes to the principal bedrooms, new gas boiler and hot water tank, Moroccan-styled garden with low-maintenance design, independent annexe with built-in kitchen and shower room – perfect for guests, working from home, or multi-generational living, high-speed internet connection, driveway parking for up to four cars. The house provides flexible accommodation over three floors with high quality fixtures and fittings throughout. A covered porch opens to a striking triple height atrium styled entrance hall with a bespoke feature staircase. The heart of the home is the superb open-plan kitchen/dining/family room, perfectly designed for modern living, with direct access to the garden through double patio doors. A utility room, study, cloakroom, and useful store room complete the ground floor. The first floor offers a spacious sitting room with a wall of glass and French doors leading to a Juliet balcony offering stunning garden views. This level also includes two bedrooms – one with ensuite – and a flexible room currently used as a study. The second floor has two further bedrooms benefitting from large cathedral-style picture windows to maximise natural light and surrounding views, served by a generous family bathroom with both bath and shower. Overall The Tiltyard is a high-quality property offering very individual accommodation with a modern contemporary feel but also providing very practical accommodation.

### OUTSIDE

The front drive is secured by electric double gates and offers ample parking. The rear garden, designed in a Moroccan style, features a sun-soaked terrace, low-maintenance planting and a secluded atmosphere perfect for entertaining or relaxing. Situated above the detached garage, the annexe offers a large open-plan living space with a kitchen area, shower room, and private access – ideal for guests, a home office, or rental potential. The garden has a south/west facing aspect so attracts a great deal of sun.

## ADDITIONAL INFORMATION

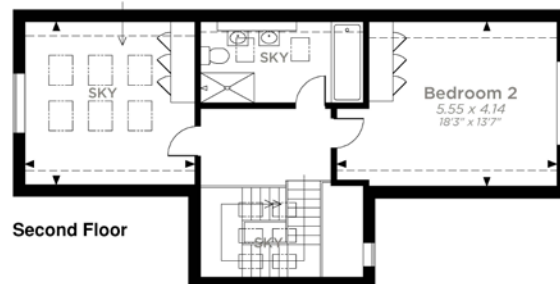
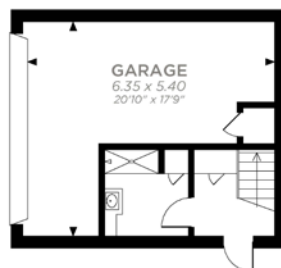
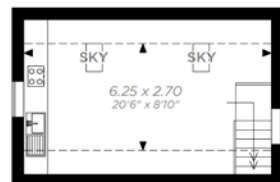
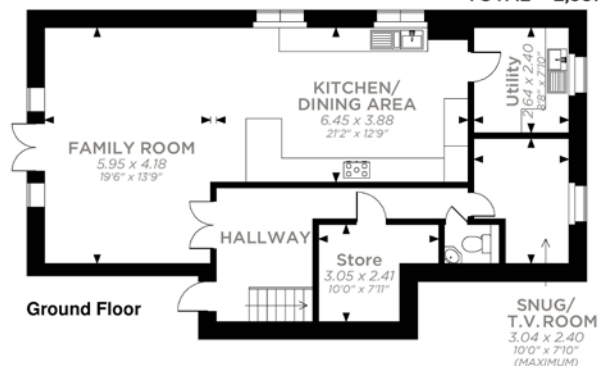
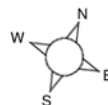
**Tenure:** Freehold

**Local Authority:** West Berkshire Council





THE TILTYARD, OXFORD ROAD, DONNINGTON  
 APPROXIMATE GROSS INTERNAL AREA  
 MAIN HOUSE = 2,400 SQ FT / 223 SQ M  
 GARAGE BUILDING = 537 SQ FT / 50 SQ M  
 TOTAL = 2,937 SQ FT / 273 SQ M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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