

# Tilia



# Tilia, Water Lane, Greenham

When you own a property development company and you're building your own home, you can be sure it's going to be a really, really fabulous home. Tilia is just this and more.

The vision of the founders of Palady Homes, the award-winning house builder, Tilia has the kind of attention to detail, without any expense spared, that you so rarely find in a new build house.

## Best of every world

Somehow Tilia seems to deliver whatever it is you're looking for in a new home.

Want to feel like you're in the countryside, yet able to walk to the races, theatre, restaurants and shops in a bustling town or hop onto a train into London? It's all just down the road.

Long for open plan living, yet also like the feel of separate rooms? Don't choose, have both. Love both modern and traditional? This home proves a marriage of styles really can work. You really don't need to compromise on a thing with this beautifully appointed home.

## Situation

Tilia sits on a quiet tree-lined private road to the north of Newbury, just a couple of minutes stroll (real minutes, not estate agent minutes) to the wide open 280-acre Greenham & Crookham Common – perfect for long walks with dogs, children and friends.

Road links from here are excellent, being just a short hop from the M4, A4, A34 and A339, making it easily commutable from the south coast, London and outlying towns.



“The location’s great,  
especially if you don’t  
want to be found”







## Outside

The first of a pair of semi-detached houses, Tilia is a veritable Tardis.

To the front you have a block paving and gravel driveway with parking for five full-size cars. Open the side gates to the rear garden and there's a tool shed with hard standing that could be used for a couple more cars or perhaps a caravan and/or motorhome.

The owner has also secured planning permission to extend into this space.

“I've seen more wildlife here than when I lived beside the Forest of Dean”



## Inside

The solid French oak front door sets the tone for what's to come. Inside, all the wood architecture: doors, skirting boards, door frames, stair newel post and balustrades, is French oak.

Throughout the house, lighting is on dimmer switches, to be adjusted to suit your mood. The neutral colour scheme unifies the space while allowing feature art, furniture and lighting to really sing out.

All sanitaryware is Villery & Boch and Roca with Grohe fittings.

## Entrance hall

Limestone tiles take you past the cloakroom and integral garage door to the dining room and kitchen. All of the ground floor enjoys gas-fired underfloor heating for an even ambient temperature and radiator-free walls.

## Cloakroom

The part-tiled cloakroom includes wall mounted taps above the hand basin, feature illuminated touch-free mirror, close coupled toilet, obscured glass opening window and extractor fan.

## Dining room

This house is a naturally sociable space, with an unusual change of level between the dining room and lounge adding interest.

The dining room is the heart and hub of this home. We're sorry, but the amazing dining table won't be staying. It does however perfectly demonstrate that just about any size and shape table will fit comfortably in this space, beneath the stunning Venetian glass lights, which could stay<sup>1</sup>.

From the dining room you can head into the kitchen, out through the French doors to pick fresh herbs from the potager, or drift down into the cosy snug-like lounge.



<sup>1</sup> Venetian glass hanging lights could stay, pending agreement with the seller

“ This is the most sociable space I’ve lived in, yet if you want to be quiet and private, it can be that too ”









## Kitchen

The bright kitchen is thoughtfully laid out with an envious amount of storage, including pan drawers and larder unit. Set into the oiled wood surface is a 5 ring gas hob with wok ring and an under counter sink with recessed drainage.

Appliances include a Siemens eye-level main fan oven, top oven and combi microwave oven. The built-in dishwasher is Bosch, and the hob and extractor fan are Neff.

The kitchen forms a seamless extension of the dining and living spaces, while an oak and opaque glass sliding pocket door allows you to close it off when you're cooking up a surprise, or just want to forget about the washing up.



## Lounge

Down a couple of steps and you're in the relaxing dual aspect lounge.

The feature three level 36 Taittinger glass chandelier sets the tone in this bright, light room, and could stay pending agreement.

Set into the central chimney breast is a contemporary remote controlled gas fire, which could be replaced with an open fire or wood burning stove if desired.

The carpet is wool and protected with stain guard. Hidden beneath the steps down into the room you'll find eight deep engineered drawers on runners, perfect for keeping the room clutter-free.

French doors open onto the patio and landscaped garden, connecting inside and out.



## First floor

The French oak staircase takes you up to the first floor and three large double bedrooms with two en suite full bathrooms, one of which has dual 'Jack and Jill' style access.

### Master bedroom

The detailing of the master bedroom, from the stylish designer carpet, built-in wardrobe, archway access to the dressing room and en suite, is wonderfully considered.

The en suite includes a freestanding bath with tap fittings that can be pushed to one side, should you want to share a bath. The mosaic tiled shower area has both rainhead and handheld shower heads, and is screened off to give a wet room feel while keeping the rest of the floor wonderfully dry.

Oak-framed opaque sliding glass doors screen off both the en suite and two-person dressing room, which has everything from hanging rails to drawers, hat and handbag shelving.







## Second bedroom

This bright south-facing room has two built-in wardrobes and a recess that's perfect for a chest of drawers or shelving. The feature silver birch wall is inspired by the tree lined view outside.

The Jack and Jill en suite bathroom has a bath with shower over, built-in shelf, heated towel rail, free standing basin and close coupled toilet.

“With so many bathrooms, you never have to queue in the morning, no matter how much of a houseful you've woken up to”



## Third bedroom

Down a couple of steps into the third bedroom and you feel like you're in an area that's quite separate to the rest of the house.

The light, bright dual aspect third double bedroom is currently being used as a spacious two-person office come library, with a double sofa bed should extra space be needed for guests.





## Top floor

A spacious dual aspect double bedroom with its own full-size en suite bathroom, with both walk-in shower and luxurious corner bath, fills the top floor.

From the Velux windows the views extend for miles, beyond Newbury Racecourse to Cold Ash. This room is perfect for use as guest suite or a teenager's semi-independent space.

The feature wall gives the room an enchanted feel, while the cow theme is inspired by the nearby grazing on the Common. Flooring is wood with slate tiles in the en suite.

As with all of this house, storage is discrete but plentiful, with a built-in wardrobe, cupboards in the eaves and access to the loft.

“Guests have said they've had their best night's sleep ever in our guest room, it's so quiet and feels almost like being in a boutique hotel suite”



## The Garden

Within the mature hedge and tree-lined space, the professionally designed sunny rear garden is full of surprises and provides year-round colour and interest.

“The garden is really special. From my morning coffee in the gazebo, lunch and dinner from the pizza oven, then in the evening it’s sitting around the fire pit with friends, or in the gazebo with a glass of champagne having walked back from the races”



You have a feature 9½ thousand litre pond that's home to some magnificent koi<sup>2</sup>, numerous flag-stone patio areas – one of which currently accommodates a screened hot tub, a fire pit with seating area and a raised bed providing plentiful fresh herbs.

Tucked in a corner, the wooden gazebo is ideal for working, reading and alfresco dining. With its power supply, lighting, heat lamps and Bose sound system, as well as a rather fine champagne cork collection, it's the perfect socialising space.

To the side of the gazebo is a real cob pizza oven for authentic pizzas, slow cooked winter stews and piping hot naan breads.

## Garage

Unusually for a semi-detached house, the location of the single width extra-long garage ensures none of the reception room share a wall with your neighbour, giving the peace and privacy of a detached home.

Plumbing and power in the garage allow for washing machines, tumble dryers and additional fridge/freezer storage.





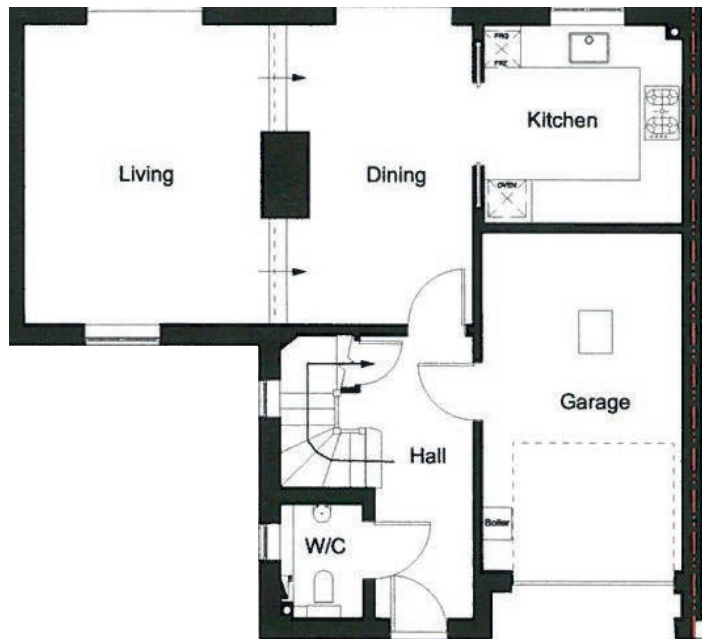
## Potential for change

While this house really doesn't need anything doing to it, should you want to increase the living space, Tilia comes with significant planning permission to extend.

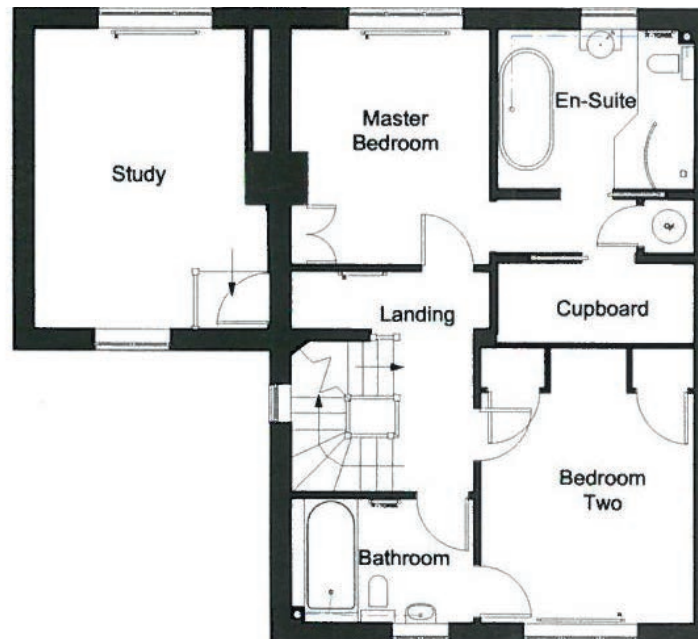
Award-winning local architect, Kate Cooper of Absolute Architecture, has designed a large open plan living space that could be used as a snug, study, playroom or home cinema. The design also includes a separate utility room/larder and an attached double garage with a separate entrance to a teenager/granny flat above.

# Tilia, Water Lane, Greenham

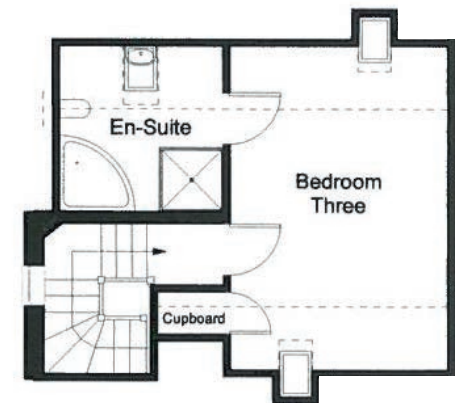
## Ground Floor



## First Floor

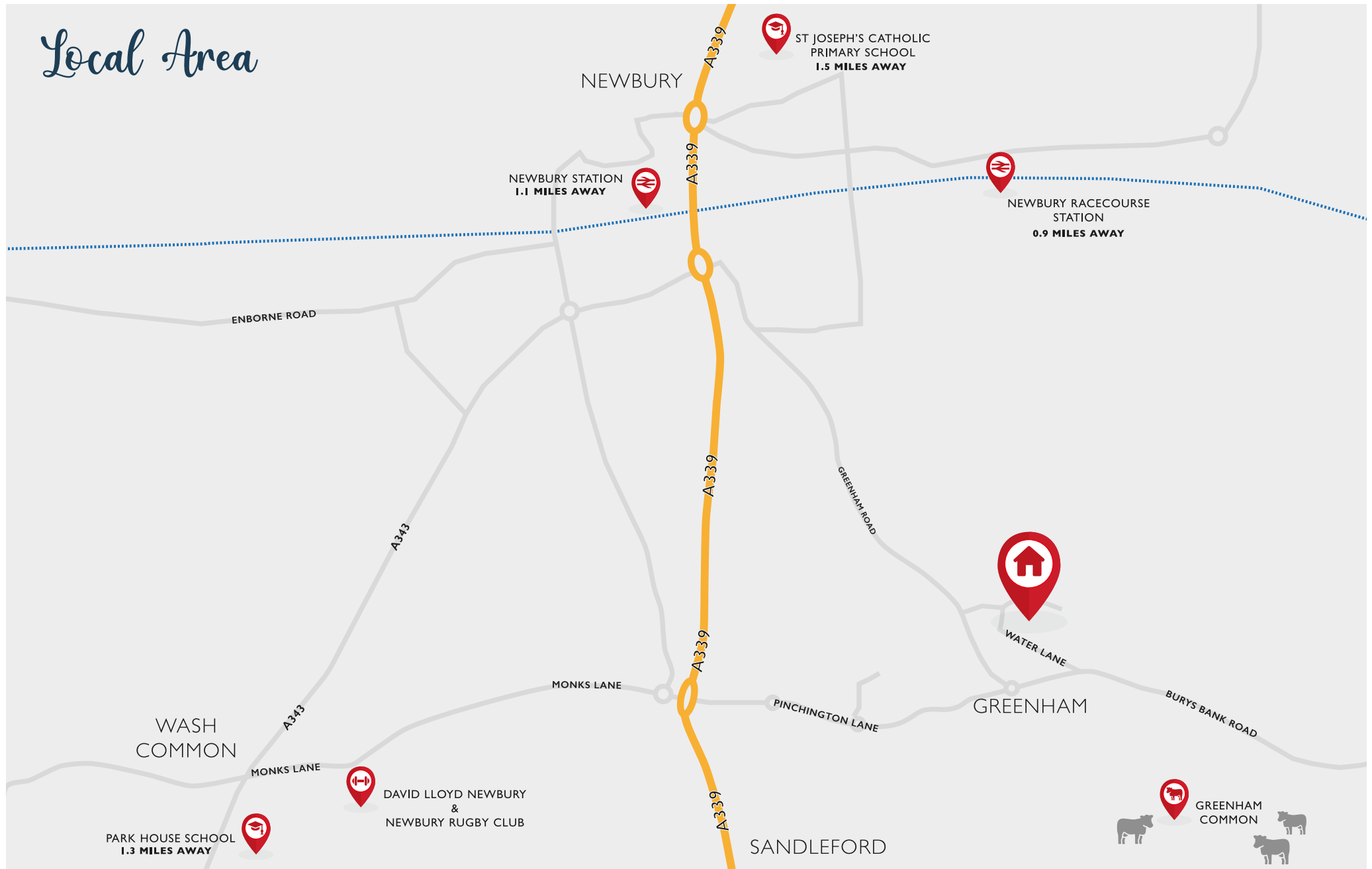


## Second Floor



2 The owners are open to discussing the possibility of leaving the mature koi for the new owners, or filling in the pond between exchange and completion.

# Local Area



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Schooling

According to the West Berkshire Council website, the catchment areas are;

Primary - St Joseph's Catholic School.

Secondary - Park House School.

There is a selection of independent day and boarding schools close by, including Cheam School, St Gabriel's, Horris Hill, Brockhurst & Marlston Schools and Downe House School.

## Services

Heating and hot water are mains gas fired.

The ground floor has under-floor heating, while the top two floors have thermostatically controlled double radiators.

Hot water is always available and has good pressure thanks to the combi boiler and 300 litre unvented megaflo cylinder.

## Broadband

According to Openreach's website, Superfast fibre (up to 80Mbps) is available as FTTC.

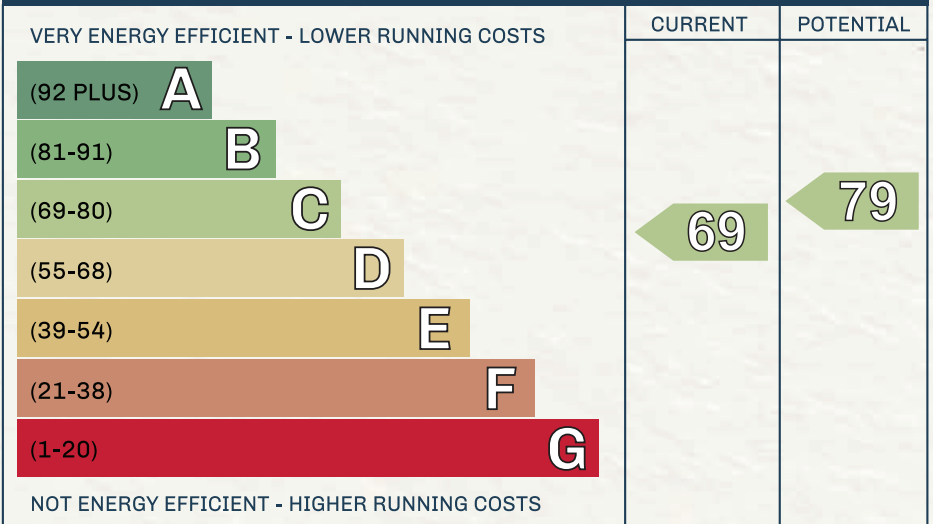
According to Vodafone's website, their wireless broadband (gigacube) is available with speeds of up to 60Mbps in 4G or up to 850Mbps in 5G.

5G coverage is limited, and there are currently no plans to improve it before June 2021.

## Council

Local authority & council tax band D.

## ENERGY EFFICIENCY RATING



*Tim Hughes*  
**Director**

newbury.sales@belvoir.co.uk  
01635 888288  
54 Northbrook Street, Newbury,  
Berkshire, RG14 1AN  
belvoir.co.uk

Contact me today for more information on this property



**SCAN ME**  
To view a 3D Virtual Tour



**SCAN ME**  
To Watch a Video



Tilia, Water Lane, Greenham, RG19 8SH