





## STONE HOUSE WOLVERTON COMMON RG26 5RY

– Good road links to A34, M3 and M4  
– Rail links via Basingstoke 6 miles, Newbury/Thatcham 4 miles, Reading 10 miles

Impressive entrance hall with turned staircase · cloakroom · living room · dining room · office/reception room · garden room · luxury fitted kitchen · utility room · side lobby with access to double garage · 4 bedrooms including a principal bedroom with en suite shower room and dressing room · large family bathroom · extensive parking · double garage · beautiful gardens with well designed planting areas · useful outbuildings including studio/office and workshop · Energy Rating D

### SITUATION

Stone House is situated in the small and pretty hamlet of Wolverton Common, mid-way between Newbury and Basingstoke. The village of Kingsclere is approximately 2 miles to the north-west and has a good selection of local shopping facilities including a post office, mini market, butchers, restaurants, a primary school and a doctor's & dentist's surgery. Newbury and Basingstoke provide more extensive facilities and state and independent schooling nearby is well regarded including the highly renowned Cheam School which is within 3 miles, plus Horris Hill, St Gabriel's and Bradfield College. Road links are within easy reach of the M3 (J6), M4 (J12) and the A34. Commuting by train can be from Basingstoke or Overton stations to Waterloo, or Newbury/Theale to Paddington. The countryside surrounding the property is well known as being exceptionally pretty and has many footpaths and bridleways to explore.

### DESCRIPTION

This extremely impressive family house has been extensively improved and very well maintained by the current owners. An impressive entrance hall with turned staircase gives access to the principal accommodation, the ground floor accommodation is beautifully designed with

**AN IMPRESSIVE MODERN HOUSE FINISHED TO AN EXTREMELY HIGH STANDARD WITH EXTENSIVE ACCOMMODATION OF OVER 3,000 SQ.FT LOCATED IN A HIGHLY DESIRABLE RURAL SETTING. BENEFITTING FROM 4 RECEPTION ROOMS, 4 BEDROOMS INCLUDING PRINCIPAL BEDROOM WITH EN SUITE AND DRESSING ROOM, LARGE DRIVE, GARAGING AND SUPERB WEST FACING WRAP AROUND GARDENS.**



4 excellent living areas. On the right side of the entrance hall there is a useful living space currently used as a large home office, to the left there is access to a living room and a fantastic family room which provides double doors giving views and access over the delightful gardens. This in turn leads to an attractive garden room. A particular feature of the property is a luxuriously finished kitchen with extensive units and stone worktops and integrated appliances, this leads to a large utility finished to a high standard and giving side access to the gardens. The utility leads to a boot room and double garage. Upstairs the feeling of light, space and quality continues with 4 comfortable bedrooms including a principal with en suite shower and dressing room. The accommodation is completed with an impressive family bathroom.

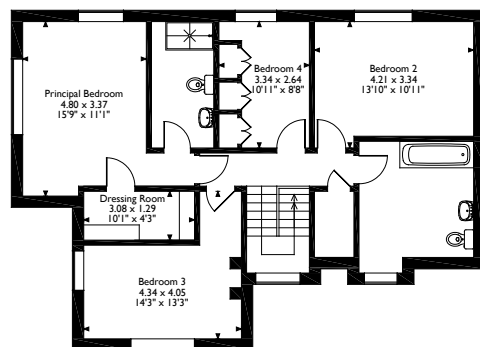
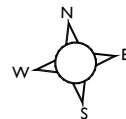
#### **OUTSIDE**

The property benefits from a generous plot with large gated gravel driveway providing plenty of parking and good access to a double garage. The wrap around gardens are extremely private and well maintained, these gardens are an impressive feature of the property and it is obvious a huge amount of care and attention has been paid to them over the years and now offer beautifully tended lawns and a variety of well stocked beds with an array of shrubs, plants and evergreens. To the rear of the property there is a generous west facing patio area with numerous outbuildings all in superb condition and offering practical storage.

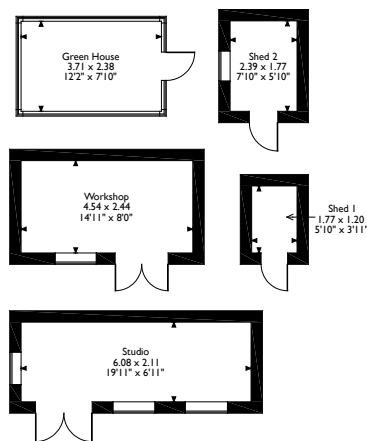




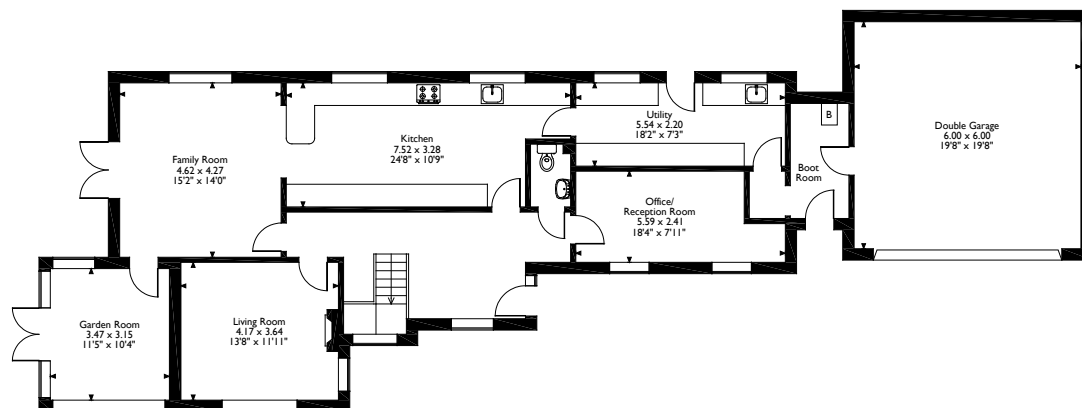
Stone House, Wolverton Common  
 Approximate Gross Internal Area  
 Main House = 206 Sq M/2219 Sq Ft  
 Garage = 36 Sq M/388 Sq Ft  
 Outbuildings = 39 Sq M/421 Sq Ft  
 Total = 281 Sq M/3028 Sq Ft



First Floor



Outbuildings



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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