





## DOYLES FARM UPPER GREEN INKPEN RG17 9QX

- Kintbury village and mainline station 2 miles
- Newbury town centre and mainline station with trains to London Paddington 7.5 miles
- Hungerford town and mainline station 4.5 miles

Large porch · entrance hall · amazing open plan kitchen/ sitting room with plenty of glass with views over the garden · open plan to dining area and study · utility · cloakroom · family room · ground floor bedroom with en suite bathroom · lovely principal bedroom with a wall of glass with lovely views and en suite · 3 further upstairs bedrooms · bathroom · excellent range of buildings including double garage, separate studio flat, store room · open fronted car port/feed store · tack room · 2 stables · lovely south facing and very private garden · post and rail paddock · ideal location for lovely walks and riding with direct access onto bridleways · Energy Rating E

### SITUATION

Doyles Farm is situated in a gravel lane (which is a restricted byway) away from traffic. Inkpen is a sought-after scattered village in West Berkshire, surrounded by particularly attractive and unspoilt countryside, with good opportunities for riding and walking. It is protected to the south by the Inkpen Hills, well known for Combe Gibbet and Walbury Hill, at just under 1000 ft, the highest point in Berkshire. It is within 2 miles of Kintbury with its excellent local shops and main line railway station, whilst the market town of Hungerford is within 4.5 miles. Newbury with main line station (Paddington 50 minutes) is within 7.5 miles, whilst Junctions 13 and 14 of the M4 Motorway are within 10 and 8 miles respectively.

### DESCRIPTION

Doyles Farm is thought to date back to the 19th Century with the original cottage to the front of the property which has retained exposed ceiling beams and an open central fireplace.

**A WONDERFUL FAMILY HOME OFFERING PERFECT COUNTRY LIVING, WITH 1.65 ACRES, AND SITUATED IN THIS HIGHLY SOUGHT AFTER VILLAGE. THE PROPERTY HAS A RANGE OF USEFUL OUTBUILDINGS, IS IN A VERY QUIET LOCATION AND HAS LOVELY SOUTHERLY VIEWS OVER ITS GARDEN, Paddock AND THE COUNTRYSIDE BEYOND.**





The property has been sympathetically extended by the present vendor with the addition of a lovely oak frame extension to the rear providing lovely light and open spaces in both the downstairs sitting room and the main bedroom. On entering the property there is an enclosed porch providing useful space for coats and boots, with front a door into the entrance hall. From the hall a door leads into the fabulous open plan living space which is a combined kitchen, sitting room, dining room and study. This space is defined into separate areas with a central fireplace dividing the dining area, study and the oak framed sitting room which has wonderful views over the garden. From the hallway there is a separate cloakroom and a useful utility. The family room offers a separate space but if combined with a ground floor bedroom and en suite could be used as a self-contained annex. Upstairs, the main bedroom having been extended by the current owner and is now a feature of the house with a high vaulted ceiling and lovely views through the floor to ceiling windows. The first floor is completed with 3 further bedrooms and a family bathroom.

#### **OUTSIDE**

To the side of the property there is a gravel drive providing off road parking. To one side of the house are double wooden gates providing access to an additional brick laid drive which extends to the rear providing further parking and turning areas and access to the range of outbuildings. The buildings, which are of timber construction, include a double garage with up and over doors, a separate self-contained studio apartment with a sitting room/bedroom and bathroom which is ideal for over spill accommodation, relations or an au pair. Also included in the outbuildings are a garden/machinery store with double wooden doors to the front, open fronted to hay store adjoining a tack room and 2 stables. Within the buildings there is power, internal lighting, external lighting, an outside tap and water in the stables. The garden extends to the rear of the property where it has been landscaped with a private paved south facing terrace surrounded by a border containing a variety of shrubs and plants and a large area of lawn leading up to the paddock. The paddock is enclosed by post and rail fencing with very level ground throughout. From the property there are attractive local walks together with access to good local riding.





# **Doyles Farm, Upper Green Inkpen, Hungerford**

**Approximate Gross Internal Area**

**Main House = 2,596 sq ft / 241 sq m**

**Garages = 346 sq ft / 32 sq m**

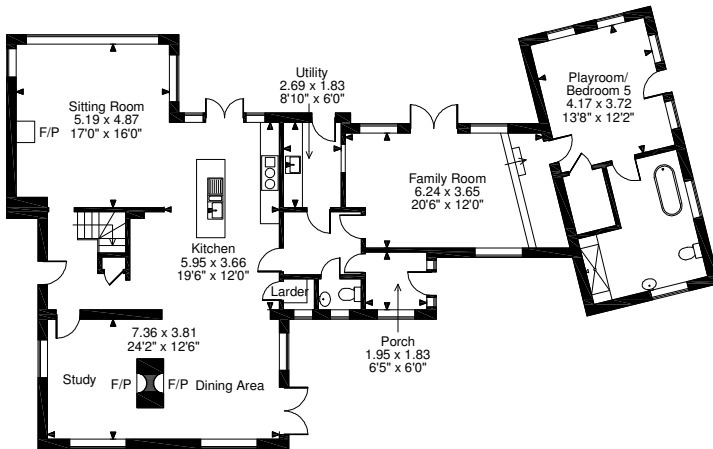
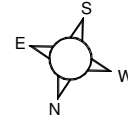
**Stables & Tack Room = 329 sq ft / 31 sq m**

**Hay Barn = 302 sq ft / 28 sq m**

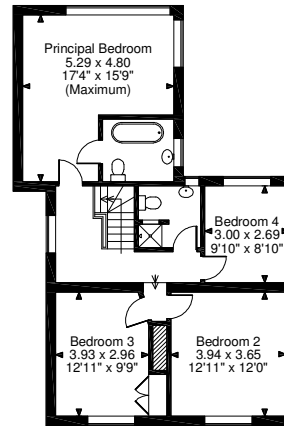
**Bedroom/Office = 265 sq ft / 25 sq m**

**Store = 149 sq ft / 14 sq m**

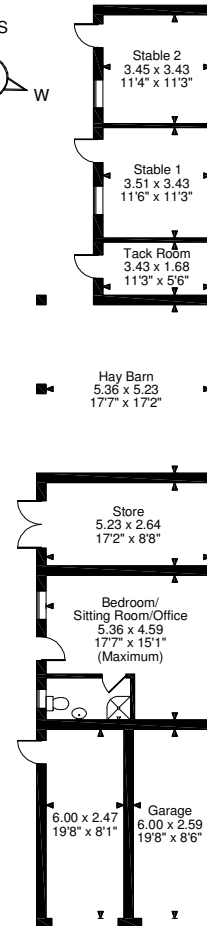
**Total = 3,987 sq ft / 370 sq m**



**Ground Floor**



**First Floor**



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The position & size of doors, windows, appliances and other features are approximate only.  
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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK

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