



**HYAKINTHOS**

Upper Bucklebury, RG7 6SU

**Carter Jonas**

## HYAKINTHOS, UPPER BUCKLEBURY, RG7 6SU

- Thatcham Station - 2.5 miles, Paddington 60 mins  
- Newbury station 5 miles. M4 - J13 - 5 miles.  
- Reading - 12 miles. M4 - J12 - 7 miles.

Entrance hall • Cloakroom with separate WC • 3 large reception rooms • Laundry room • Kitchen with raised dining area • Lower level games room • 4 extremely generous bedrooms including 2 with en suite • Family bathroom with shower and separate raised bath • Double garage • Gated drive with plenty of parking • Beautiful level gardens • Prime village location • Energy Rating E

### SITUATION

Upper Bucklebury is a well-regarded village about 1.7 miles north of Thatcham and 5 miles to the north east of Newbury. There is an active community here and within the village there is a pub/restaurant, primary school, church with hall and village hall. The village is surrounded by lovely countryside, much of it wooded and in the ownership of the Bucklebury estate.

### DESCRIPTION

Hyakinthos is an individual and characterful family home with superb high quality accommodation and a lovely rear garden backing onto a private paddock. The large and welcoming entrance hall gives access to all principle accommodation; a sitting room with period open fire place to the left, and a large dining room to the right. There is a large cloak room leading into a separate spacious WC. Adjacent, there is an extremely useful laundry room. The entrance hall then leads to an impressive living room, with views and access to the garden. The modern well equipped kitchen boasts a raised dining area. A additional feature of the property is the large lower level games room, accessed via stairs from the living room, and giving plenty of space for both a games room and/or a useful home office. Upstairs, the feeling of light, quality and space, continues with 4 generous bedrooms, 2 with ensuite facility and lastly a luxurious family bathroom, providing a separate shower and raised bath. Planning permission has been granted for a substantial side and rear extension. More information is available from the selling agent or West Berkshire planning portal.

**AN IMPRESSIVE DETACHED FAMILY HOUSE WITH EXTENSIVE ACCOMMODATION AND HIGH QUALITY FINISH WELL LOCATED IN THIS DESIRABLE VILLAGE. THE HOUSE BENEFITS FROM 3 GENEROUS RECEPTION ROOMS AND LOWER LEVEL GAMES ROOM, 4 LARGE BEDROOMS INCLUDING 2 WITH EN SUITE, GATED FRONTAGE AND LOVELY GARDENS**



## OUTSIDE

Hyakinthos is well located in this prime village looking over fields to the front and sheltered by high hedges and trees to the rear. A walled frontage with double gates gives access to a large driveway with plenty of parking and a double garage. The private rear garden is beautifully tended and includes a large patio, bbq area and pergola terrace. A lovely large rear lawn, boarded by mature shrubs, leads to a small pond with rockery which overlooks a private paddock.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and oil fired central heating

**Planning Permission:** Granted for a substantial side and rear extension

**Local Authority:** West Berkshire Council - 01635 551111

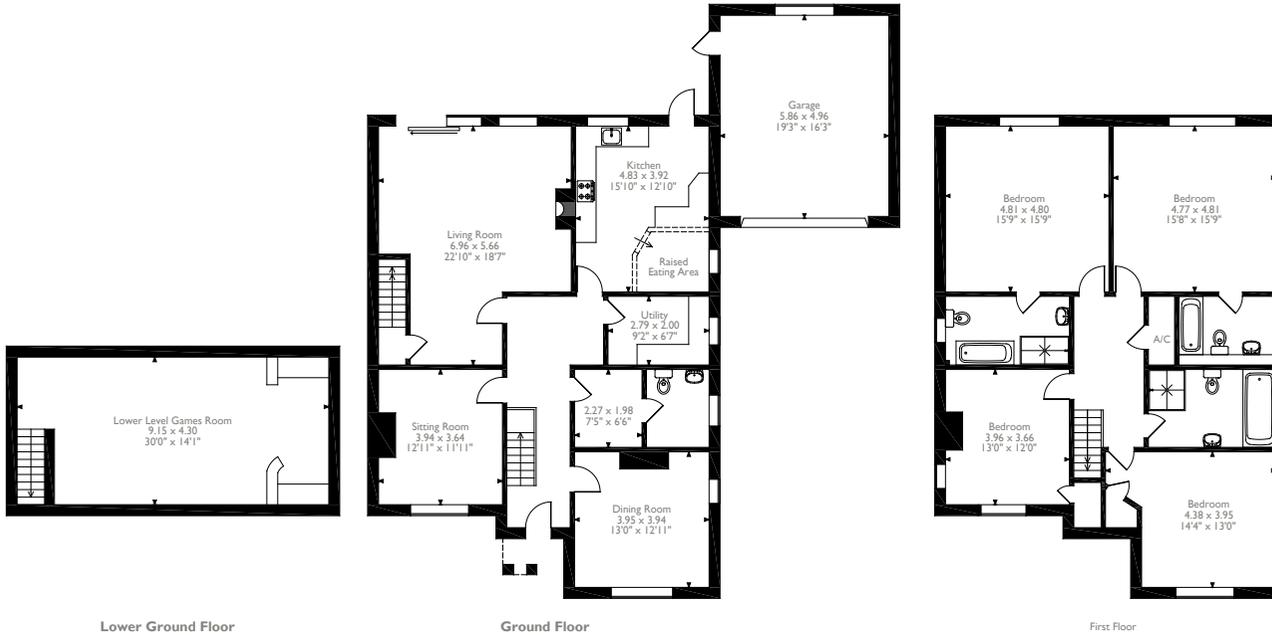
**Council Tax:** Band E

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG7 6SU



Hyakinthos, Upper Bucklebury, Reading  
 Approximate Gross Internal Area  
 Main House = 275 Sq M/ 2960 Sq Ft  
 Garage = 29 Sq M/312 Sq Ft  
 Total = 304 Sq M/ 3272 Sq Ft



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	48 E	
21-38	F		
1-20	G		

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