



ESTOVERS

Guide Price £1,450,000

Carter Jonas

ESTOVERS NEWTOWN COMMON RG20 9DD

- Newbury town and mainline station 3 miles
- M4 (J13) 6 miles, A34 1.5 miles
- Whitchurch station 9.7 miles

Porch · entrance hall · kitchen/breakfast room · utility room with separate boot room · family room · drawing room · dining room · study · wine cellar · cloakroom with wc · principal bedroom with walk in wardrobe, en suite bathroom and sliding doors to a roof terrace · guest bedroom with en suite shower room · 3 further double bedrooms · family bathroom · large loft · double garage · converted bedroom above garage with shower room · heated swimming pool with changing room including shower and wc · grounds of approx. ½ an acre · Commoners rights · Energy Rating E

SITUATION

Situated on the southern fringes of Newbury amongst open countryside and woodland off a small and private lane, the property is extremely accessible to both the town and the major trunk roads. Newbury offers a wide and growing array of shops and restaurants to include the Parkway shopping complex. The town is dissected by the Kennet and Avon canal offering lovely walking and also offers a great day out at the Newbury Racecourse. Newbury offers mainline rail access to London Paddington and good road links to include the M4 and A34 as well as a great selection of both state and private schools including St Gabriels, Cheam, Elstree, Horris Hill, Downe House and Brockhurst.

DESCRIPTION

Estovers is an attractive and substantial period property, built circa 1927 with later additions. The property enjoys privacy and yet is not isolated; there are a number of dwellings nearby and the many footpaths and bridleways of Newtown Common can be enjoyed.

A HANDSOME AND IMPOSING PERIOD HOUSE WITH COMMANDING VIEWS OVER THE COUNTRYSIDE, SITUATED IN A PRIVATE SETTING ADJOINING NATIONAL TRUST LAND AND CONVENIENTLY PLACED FOR EASY ACCESS TO NEWBURY, THE A34 AND M4.



The property encompasses wonderful west-facing views. On entering, the spacious and graceful entrance hall provides access to the principal reception rooms which are all beautifully proportioned and of particular note are the drawing room and the family room which have large picture windows in order to appreciate the stunning views. The kitchen/breakfast room is of a generous size with an extensive range of units and with integral appliances and with ample space for family dining. An enclosed walkway leads to both the double garage with bedroom above, which is ideal for a relative or nanny and has its own shower room. This could also serve as a home office away from the main accommodation if required. The first floor has a spacious landing off which are five double bedrooms, two of which have ensuite bathrooms. All bedrooms enjoy a delightful aspect and are well proportioned; there is also a family bathroom which serves the three remaining bedrooms.

OUTSIDE

The property is approached over common land via a track which is flanked by woodland, thereby offering a high degree of privacy. To the front of the house is a parking area with gardens to the front and side and a double garage. The enclosed rear garden is mainly laid to lawn, bordered by some mature shrubs and trees. A large, paved terrace adjacent to the house has steps leading down to the heated swimming pool which is elevated and therefore it is the perfect spot from which to appreciate the stunning views and the afternoon/evening sun. There are several useful outbuildings including the pool room which houses the pump room for the pool and another changing area with adjoining shower and WC.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity and water, private drainage, oil fired central heating, Commoners rights over adjoining land

Local Authority: Basingstoke & Deane Borough Council

Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 9DD



Approximate Area = 397.4 sq m / 4278 sq ft (Including Garage & Cellar)
 Outbuilding = 39.4 sq m / 424 sq ft
 Total = 436.8 sq m / 4702 sq ft
 Including Limited Use Area (16.6 sq m / 178 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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