



GRAMERCY HOUSE
Guide Price £1,150,000

Carter Jonas

GRAMERCY HOUSE WATER STREET HAMPSTEAD NORREYS RG18 0SF

- Newbury 7 miles
- Oxford 22 miles
- Didcot Station with trains to London 14 miles

Porch · entrance hall · cloakroom · superb kitchen/family room · sitting room · study · utility · principal bedroom with dressing room and ensuite shower room · 4 further double bedrooms · family bathroom · drive and garden · double garage · electric vehicle charging point · Ultrafast Gigaclear broadband · Energy Rating tbc

SITUATION

Gramercy House is situated in an attractive lane in this very popular village just north-west of Newbury. Hampstead Norreys is a lovely, favoured village 7 miles north-east of Newbury in the Pang Valley. It has a vibrant village community, with a church, popular pub, an award-winning local community shop/café, cricket club that plays on the nearby Dean Meadow, fantastic village hall and well-regarded primary school. Just a few minutes walk from the house are stunning woodland walks, a safe bike track accessible to all and the local attraction of The Living Rainforest with specimen tropical plants and trees, including orchids, and monkeys is just a few minutes drive away. It is surrounded by beautiful West Berkshire open countryside yet is easy to commute from, since it is only 5 miles from the A34 at East Ilsley for access to Oxford and the north, and 5 miles to junction 13 Chieveley of the M4 motorway for access to London, Bristol or the south. The local stations of Pangbourne and Goring & Streatley have fast service trains that will take you to London Paddington in under an hour.

A BEAUTIFULLY PRESENTED AND SUBSTANTIAL DETACHED HOUSE SITTING FAIRLY CENTRALLY WITHIN A PLOT OF APPROXIMATELY ¼ OF AN ACRE AND LOCATED IN THIS SOUGHT AFTER VILLAGE WITHIN THE CATCHMENT OF THE DOWNS SCHOOL IN COMPTON.



DESCRIPTION

This individual house, built by well-respected builders Rivar in 2015, is a fabulous family property with well-planned and spacious accommodation. On entering the property there is a welcoming entrance hall which gives access to the principal ground floor rooms including the very impressive kitchen/dining/family room with 2 sets or bi-fold doors to the patio and garden. Also on the ground floor there is a lovely sitting room with fire place and French doors to the garden, a study, WC cloakroom and useful utility room with pedestrian door to the garage. Upstairs provides very flexible accommodation and is currently laid out with a principal bedroom with high vaulted ceiling and double doors opening out to a Juliette balcony, an en suite shower room and door through to a dressing room which could also double up as a bedroom. There are 4 further double bedrooms, 2 with built in wardrobes, and high-quality family bathroom with bath and separate shower cubicle.

OUTSIDE

To the front of the house, surrounded by established hedging, there is large block paved drive with parking for several cars and allowing access to the double garage. The garden to the property is mainly to the side and rear and is primarily laid to lawn interspersed with a variety of trees and shrubs. The garden is well screened offering good privacy and benefits from being predominantly west facing at the rear of the house, perfect for al fresco dining.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Air source heat pump for central heating and hot water, mains water, electricity and drainage, electric vehicle charging point, Ultrafast Gigaclear broadband

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: From Newbury take the B4009 signposted to Hermitage. Continue on this road passing through the village of Hermitage and onto Hampstead Norreys. On entering the village continue down the hill and at the mini roundabout turn left into Water Lane. Follow the lane along where the property will be seen on the left.



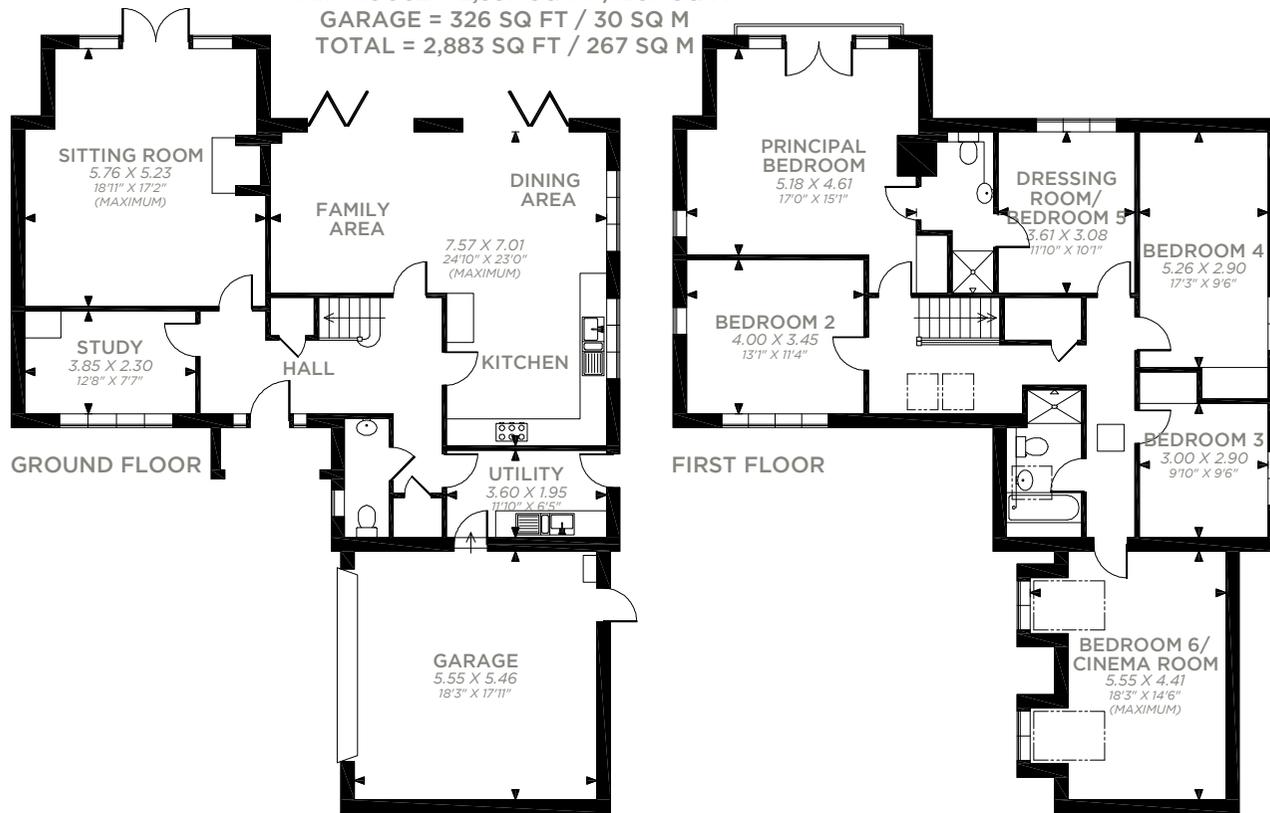
GRAMERCY HOUSE, RADNOR VILLAS, WATER STREET, THATCHAM

APPROXIMATE GROSS INTERNAL AREA

MAIN HOUSE = 2,557 SQ FT / 237 SQ M

GARAGE = 326 SQ FT / 30 SQ M

TOTAL = 2,883 SQ FT / 267 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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