



**Dove House** Newtown, Hungerford, Berkshire

**STRUTT & PARKER**



## Dove House

Newtown, Hungerford,  
Berkshire RG17 0PR

A stunning Listed Queen Anne house and separate cottage set in beautiful gardens and grounds

Hungerford 2 miles (London Paddington just over an hour), M4 (Jct 14) 0.75 miles, Newbury 9 miles (London Paddington from 52 mins), Marlborough 12 miles

Entrance hall | Drawing room | Sitting room  
Study | Kitchen/dining room | Utility room  
Boot room | Cellar | Master bedroom suite  
3/4 Further bedrooms | 2 Further bathrooms  
Shower room

Cottage | Swimming pool | Tennis court  
Garden room | Home cinema/games room  
Garages | Gardens | Paddock

### About 2.19 acres

#### Location

Dove House is situated in Hungerford Newtown, a pretty hamlet just north of Hungerford. The area is well known for its lovely countryside and is designated as an Area of Outstanding Natural Beauty.

Hungerford has a good range of amenities including a number of antique shops, cafes and restaurants, and the nearby market towns of Marlborough and Newbury provide a wider range of shopping and facilities, including Newbury racecourse and the renowned Watermill Theatre.

There is excellent access to the M4 and the national road network, and train stations in Hungerford and Newbury provide good services into London Paddington.

#### The Property

Dove House is a stunning example of a Queen Anne house, beautifully decorated throughout with well-proportioned rooms and high ceilings. Believed to date from the early 18th Century, it is an elegant family home offering excellent accommodation, together with a separate cottage, swimming pool and tennis court.

The front door opens into a large entrance hall with an impressive staircase and doors through to the reception rooms. There is a charming drawing room with an attractive open fireplace, stone mantelpiece and hearth, a pretty sitting room and good sized study. All of these rooms have big sash windows and look out over the beautiful formal lawns and garden at the front of the house. The large kitchen/dining room is beautifully designed and fitted with plenty of storage space, an attractive dresser and a four oven Aga. There is also a boot room, utility room, shower room and very useful cellar.

The staircase leads up to a half landing where there is a double bedroom with dressing room, and a family bathroom. The stairs continue up to a very spacious landing area, off which is the impressive master bedroom suite and a further double bedroom.

On the top floor there is another bedroom, family bathroom, and a sitting area currently used as a bedroom.

The cottage is situated to the rear of the main house and has a bedroom, sitting room, bathroom and kitchen, ideal as staff accommodation or a 'granny annexe'.

In addition, the current owners have extended the garages adjacent to the swimming pool to create a fabulous garden room, home cinema and shower room.







### Outside

The house is approached from the lane by a long gravel drive leading to a turning area and courtyard at the side of the house.

The gardens and grounds are beautifully kept, with an abundance of mature shrubs, hedges and well stocked herbaceous borders. At the front of the house there is a formal terrace and lawn from which you can fully appreciate the stunning front façade. Across the courtyard, steps lead up to the swimming pool and a large covered terrace area for entertaining by the pool, and a little further beyond is the tennis court.

At the rear of the house a gravel path leads up to the cottage, greenhouse and a large paddock, enclosed by a post and rail fence. There is a double garage close to the house, useful for storage, and a 3 bay oak framed garage and log store at the bottom of the drive.

### General

**Services:** Mains electricity and water, private drainage. Oil fired central heating to the main house. Modern night storage heating in the cottage. LPG gas supply for the Aga, garden room and swimming pool.

**Local Authority:** West Berkshire District Council Tel: 01635 42400

**Council Tax:** Main house – Band G £2,756.25 for 2016/17. Cottage - Band A £1,102.50 for 2016/17

### Directions

From Newbury, follow the A4 Bath Road west to Hungerford. Pass the garden centre on your right and at the mini-roundabout turn right. Follow the road for approximately 2 miles, proceed down the hill and take the right turn immediately after the Tally Ho pub. The entrance to the property is the second turning on the left hand side.

From the M4 (J14) take the A338 south towards Hungerford. Follow this road for approximately 0.75 miles and at the bottom of the hill take the small left turn immediately before the Tally Ho pub. The entrance to the property is the second turning on the left hand side.













## Newbury

55 Northbrook Street, Newbury RG14 1AN

**01635 521707**

[newbury@struttandparker.com](mailto:newbury@struttandparker.com)

[struttandparker.com](http://struttandparker.com)

55 offices across England and Scotland,  
including 10 offices in Central London

### Floorplans

Main House internal area 347 sq m (3,721 sq ft)

Garages internal area 58 sq m (624 sq ft)

Floor Above Garage internal area 44 sq m (474 sq ft)

Cottage internal area 39 sq m (424 sq ft)

Carport internal area 20 sq m (218 sq ft)

For identification purposes only.



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

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8254942/CJN

IMPORTANT NOTICE Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2016. Particulars prepared May 2016.