



## Belvedere

Lower Green, Inkpen,  
Hungerford RG17 9DW

A stunning contemporary  
village house and a separate  
Grade II listed barn set in  
beautiful grounds

Kintbury 3 miles (London Paddington about an hour), Hungerford 4 miles, Newbury 9 miles, M4 (Jct 14) 6 ½ miles

Entrance hall | Cloak room | Family room | Study  
Dining room | Kitchen/breakfast room | Drawing  
room | Utility | Shower room | Master bedroom with  
en-suite and dressing room | 4 Further bedrooms  
(3 en-suite shower and 1 en-suite bath) | Barn  
store | Swimming pool | Summer house  
EPC rating: E

### The Property

Belvedere is a substantial village family house occupying a secluded position set quietly away from the village road. Belvedere is constructed of brick which is rendered and complimented by cladding, both of which are maintenance free, all under a tiled roof. The property offers well-balanced family accommodation incorporating a sympathetic extension integrating with the original house.

Off the spacious entrance hall featuring an exposed staircase is the enviable kitchen/breakfast room, connecting to the dining room featuring bifold doors with views over the garden. In addition to the main hall leading to the study and the 2 downstairs en-suite bedrooms, it also leads to the spectacular and expansive drawing room overlooking the substantial back garden through cathedral bifolding doors.

The generous master bedroom en-suite is double aspect enjoying extensive views overlooking the gardens and benefits from a sky-lit dressing room. There are 2 further bedrooms with en-suite shower rooms.

The adjacent magnificent thatched Grade II barn store is over 2 floors providing ample storage over several rooms. The barn is positioned on the road-side of the property and straddles the gravel drive through which a vehicle can pass when entering the property.

**In all about 2.61 acres.**

### Outside

The property is approached via a gravel drive flanked by mature hedges. The drive leads through and around the accompanying Grade II thatched barn, opening into a large turning area providing parking for a number of vehicles.

To the front and the rear of the property there are large paved terraces providing excellent outdoor entertaining space. The side and rear gardens are laid to lawn and thoughtfully landscaped. The main garden lies to the rear of the property and includes woodland and a stream. At the bottom of the large lawn in the rear garden is a quaint summer house complete with electricity and front terrace. Glass doors from the side and the back of the property open onto a paved area where there is a heated swimming pool. The entire outdoor area is hedged and treed providing a high degree of privacy.

### Location

Belvedere is situated in the hamlet of Lower Green, on the western edge of Inkpen, a charming rural village at the foot of the Downs. Lower Green has a pub and the renowned village of Kintbury is just 3 miles away where there are excellent local shops, a number of pubs/restaurants and a train station serving London, Paddington in about an hour.

The historic market town of Hungerford, well known for its antique trails is just 4 miles to the West and this has a larger supermarket along with a further selection of shops and cafes. Newbury is just under 9 miles away offering a wider range of everyday facilities.

Road communications are excellent via the M4 (Jct 14), along with the A34 at Newbury, providing trunk road access to the north, south, east and west. There is an excellent range of schooling in the area, both state and private, and the surrounding countryside is renowned for its walks and rides.







**Floorplans**  
**Gross internal area 473 sq m (5,092 sq ft)**  
 For identification purposes only.



**General**

**Council tax:** Band F £2182.00 for 2015/16  
**Services:** Mains water and electricity, private drainage, oil fired central heating.  
**Local authority:** West Berkshire Council. Tel: 01635 519520.

**Directions**

From Newbury take the A4 west towards Hungerford. Turn left after a couple of miles, towards Kintbury and follow this road into the village. Turn left just opposite the parade of shops signposted Inkpen and follow this road heading out of the village. After you pass the cemetery on your left hand side, take the next turning on the right. Follow this road for about 1/4 mile and then turn right again signposted Lower Inkpen. Follow this road for a couple of miles past the primary school and up a hill into the hamlet of Lower Green. At a small green, turn left opposite a red post box into the driveway for Belvedere marked by a wooden picket fence and gate.

**Newbury**

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