



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.







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

55 Northbrook Street, Newbury RG14 1AN
01635 521707

newbury@struttandparker.com
 struttandparker.com

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

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



The position & size of doors, windows, appliances and other features are approximate only.
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8229301/WFF

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 2015. Particulars prepared June 2015.