



Two Cocks Farm

Enborne, Newbury,
West Berkshire

An outstanding home and small holding
set in about 40 acres of glorious rolling
Berkshire countryside

Two Cocks Farm, Enborne, Newbury, Berkshire RG20 0HB

Newbury 3 miles (London Paddington 55 minutes), M4 (Jct 13) 7 miles,
Hungerford 8 miles, Reading 22 miles (London Paddington 27 minutes)



Features:

Reception hall

Mud room

Home office/Study

Two ground floor bedrooms

Bathroom

Open plan living room and kitchen on two levels

Principal bedroom suite

EPC rating D

Microbrewery

Barn with offices

Kitchen and chiller

Storage rooms

Indoor holding pens for livestock

In all about 40 acres





Two Cocks Farm

This is a wonderful opportunity to acquire a unique steel framed multi-level ecological home, as featured in the Channel Four series, *Grand Designs*, in 2013. The current owners have worked alongside an architect and specialist craftsmen to create this delightful haven in the Berkshire countryside, not far from Newbury. The house has been built into the hillside with panoramic views stretching across West Berkshire and Hampshire, and whilst sleek and modern in its style and materials, blends beautifully into its setting. It is arranged on three levels on the 'upper' floor and two levels on the ground floor. The main entrance is on the ground floor through a fully glazed door allowing in a wealth of natural light. There is a second entrance adjacent leading into the mud room with shower and cloakroom facilities and extensive storage behind. On this floor there is also a very large home office with vast storage behind, as well as two bedrooms and a bathroom.

From the entrance hall the sweeping staircase rises up to the open plan living room with a huge retractable glass window (thought to be the largest of its kind in the UK) which leads out to the wildflower meadow and a small pond that runs out from the building. The focal point of this space is the impressive fireplace with its lintel above; a fallen log from the site transformed by film-prop and furniture maker, Craig Narramore. The minimalist kitchen lies beyond and is linked by slope and stairs on either side of the fireplace. Folding doors lead out of the kitchen on to a verandah and step down into the garden, which is a wildflower meadow with two greenhouses, raised vegetable beds and a tortoise house at the far end. From the living room the floor follows the slope of the hill down to the master bedroom suite with dressing area and en suite shower.

There is a floor to ceiling height window here allowing views of the gardens. Throughout the house there are polished concrete floors with underfloor heating.



Outside

The farm is located on the site of the Civil War Roundhead Encampment of the first battle of Newbury which took place in September 1643. Formerly a poultry farm, the current owners now pride themselves on rearing rare breed animals, including a herd of Dexter cattle, Berkshire pigs, Wiltshire horn sheep and rare west of England geese. The Two Cocks Brewery was started in October 2011 after having a bore hole sunk and finding wild hops growing in the hedgerows. These go towards the production of their own award winning beer in their microbrewery, which supplies over 200 outlets mainly across the South of England, including several Michelin starred and highly acclaimed restaurants.

The microbrewery is housed in the barn adjacent to the main house where there is an office, kitchen, chiller as well as indoor pens for housing livestock. The barn overlooks the beautiful pond and pasture, which run down to the orchard and woodland on the boundary of the property.

Delightful haven in the
Berkshire countryside



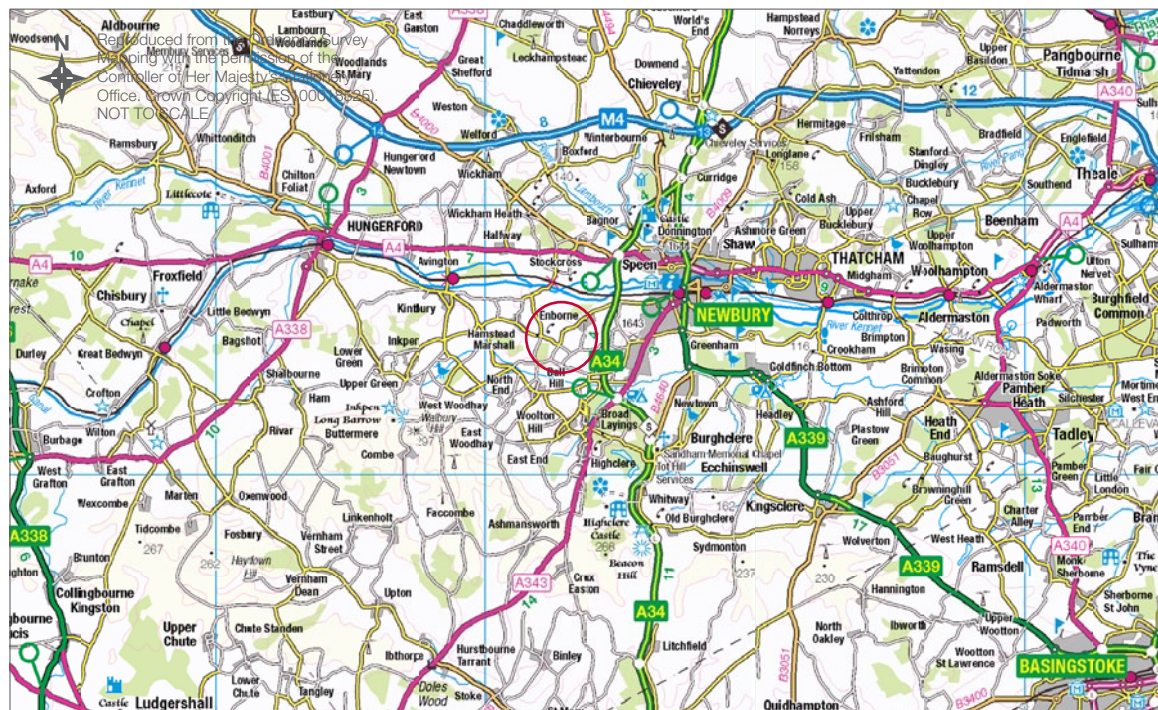
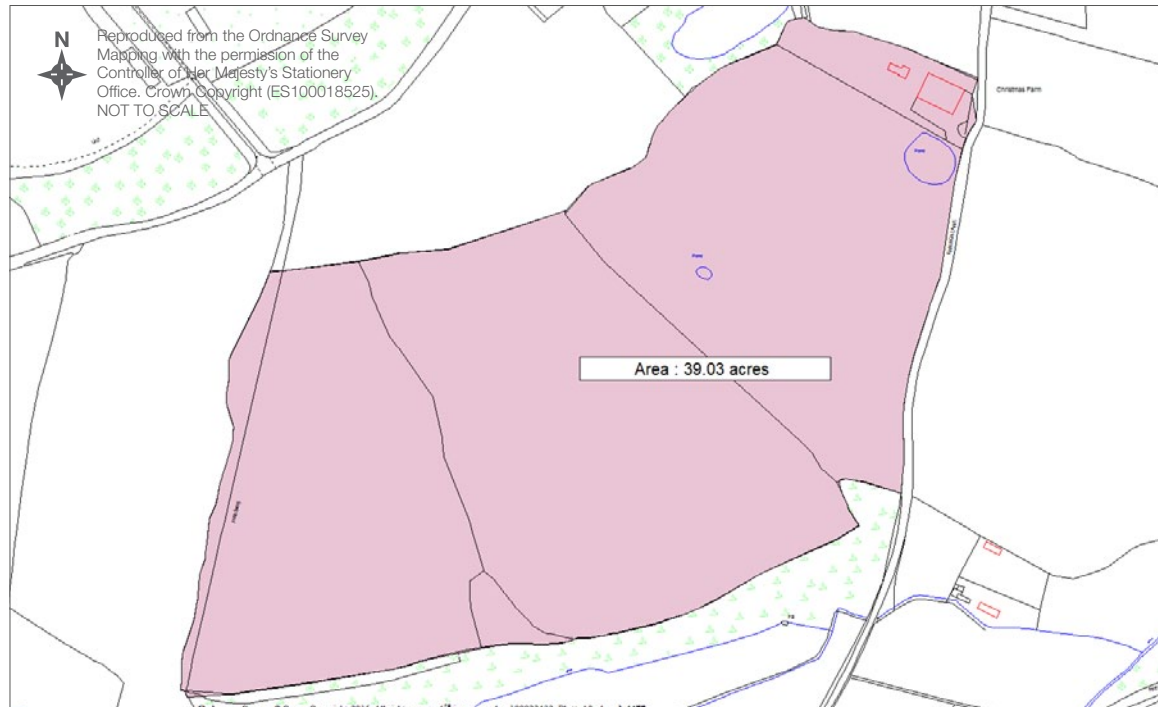


Location

The property is situated just off Church Lane, about three miles from the centre of Newbury, a popular market town with an excellent range of shopping, cultural and leisure activities including the famous Racecourse, Watermill Theatre and a number of golf courses. Nearby within the village is St Michael & all Angels Church dating back from the 12th Century. There are two bells and the Treble, dating back from 1260, is one of the oldest in any English church.

The area is well served with a range of excellent schooling, both state and independent and is renowned for its excellent footpaths and bridleways.





Property details

Services: Mains water, electricity. Private drainage. Ground source heat pump and bore hole.

Council Tax: The property is in Tax Band E

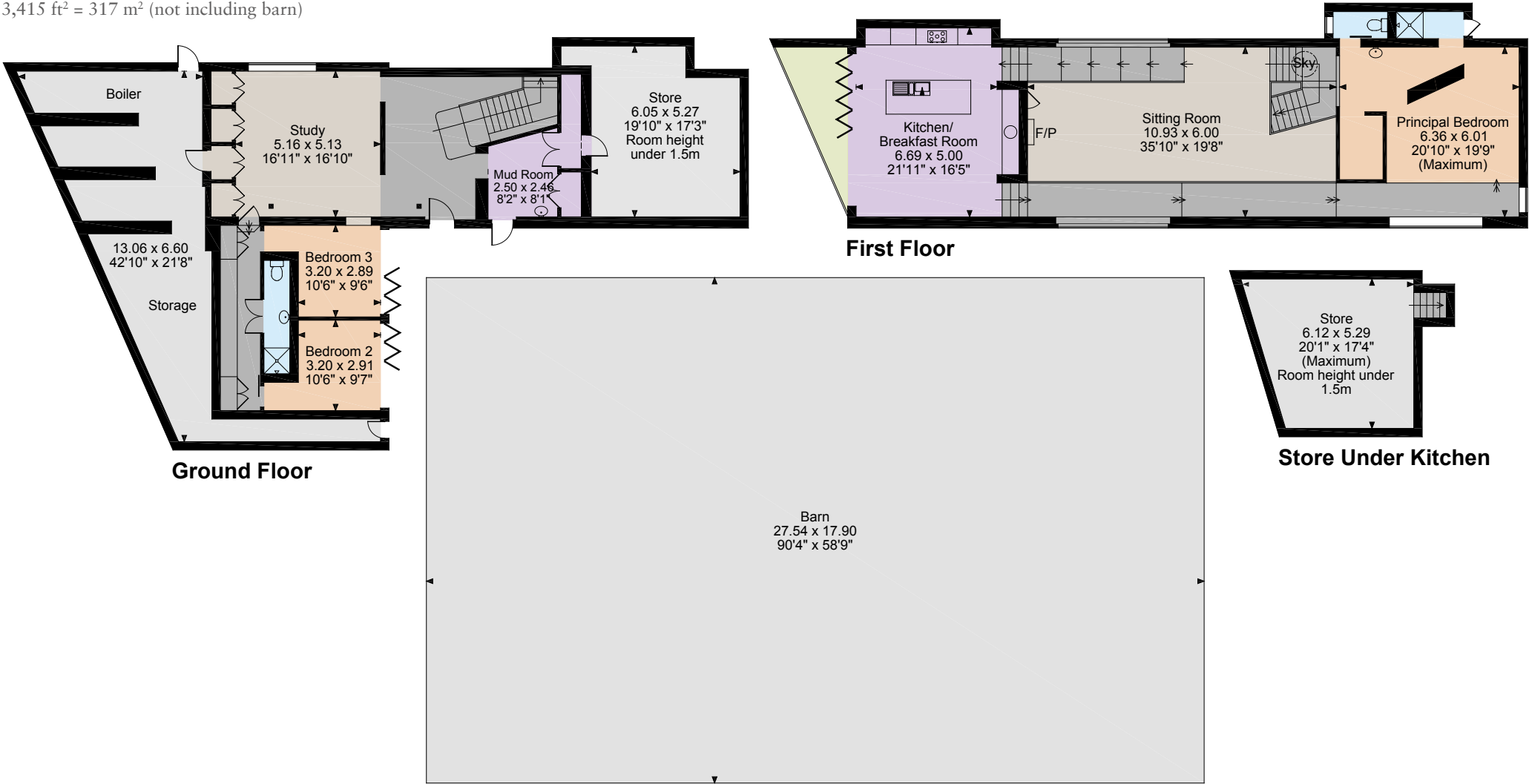
Local Authority: West Berkshire District Council. Telephone: 01635 42400

Special Notice: There is an agricultural tie on the property governing suitability of ownership. There is a footpath that crosses the property's title on the western boundary, at the furthest point from the house.

Directions (RG20 0HB): From the centre of Newbury take the A339, at the "Sainsbury's" roundabout, continue straight over. At the next roundabout take the third exit for the A343, St John's Road, signposted Wash Common. At the next roundabout take the third exit into Newtown Road. Take the next left turning into Pound Street, after 300 yards this road becomes Enborne Road. Continue on Enborne Road, passing under the A34 until the road becomes Skinners Green Lane. Then bear left into Church Lane and the entrance to the property can be found on the right hand side.

Viewing: Strictly by appointment through Strutt & Parker.

Approx gross internal area:
3,415 ft² = 317 m² (not including barn)



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

□ □ □ Denotes restricted head height

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