



Langhams, Bishops Green, Newbury, West Berkshire

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Langhams Bishops Green, Newbury, West Berkshire RG20 4HT

A fantastic family house in a beautiful green environment close to Newbury

Newbury 3 miles (London Paddington from 41 mins), Kingsclere 4 miles, Reading 15 miles, Basingstoke 12 miles, M4 (J13) 7 miles

Sitting room | Dining room | Drawing room
Study | Kitchen/breakfast room | Utility room/
Secondary kitchen | Ground floor shower room
5 Bedrooms | 2 Bathrooms | Separate WC
EPC rating E

The property

Langhams is an attractive and spacious house offering almost 3,200 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall, and offers excellent reception rooms including a large drawing room with a rear aspect bay window, a feature exposed brick fireplace and a door out to the garden. The spacious dining room has a door to the terrace. The study/office has built in units and exposed brick fireplace with woodburner. There is a large kitchen/breakfast room with a range of smart wall and base units, a central island with breakfast bar, electric Aga cooker with ceramic hob, and modern integrated appliances. The breakfast room area is partially divided from the kitchen by a feature fireplace with double-sided woodburner. There is a family shower room on the ground floor with stairs leading to four bedrooms, including the principal bedroom with en suite bathroom and double doors opening onto a balcony with views of the garden and countryside beyond.

There is also an additional separate WC on this floor between bedroom 3 and bedroom 4.

The attached annex can be integrated or used as separate accommodation. There is a spacious utility room/secondary kitchen, sitting room/TV den with door to the terrace and exposed brick fireplace with woodburner, separate stairs that lead to a large 5th bedroom and bathroom.

Outside

Langhams is approached over a tree-lined gravelled driveway and block-paved forecourt offering extensive private parking and giving access to the double garage. The enclosed rear garden is mainly laid to lawn and features numerous seating areas, a vegetable garden with greenhouse, and a large wraparound paved terrace, ideal for entertaining and al fresco dining. The garden is screened by mature hedging and trees, and enjoys far-reaching views over neighbouring countryside.

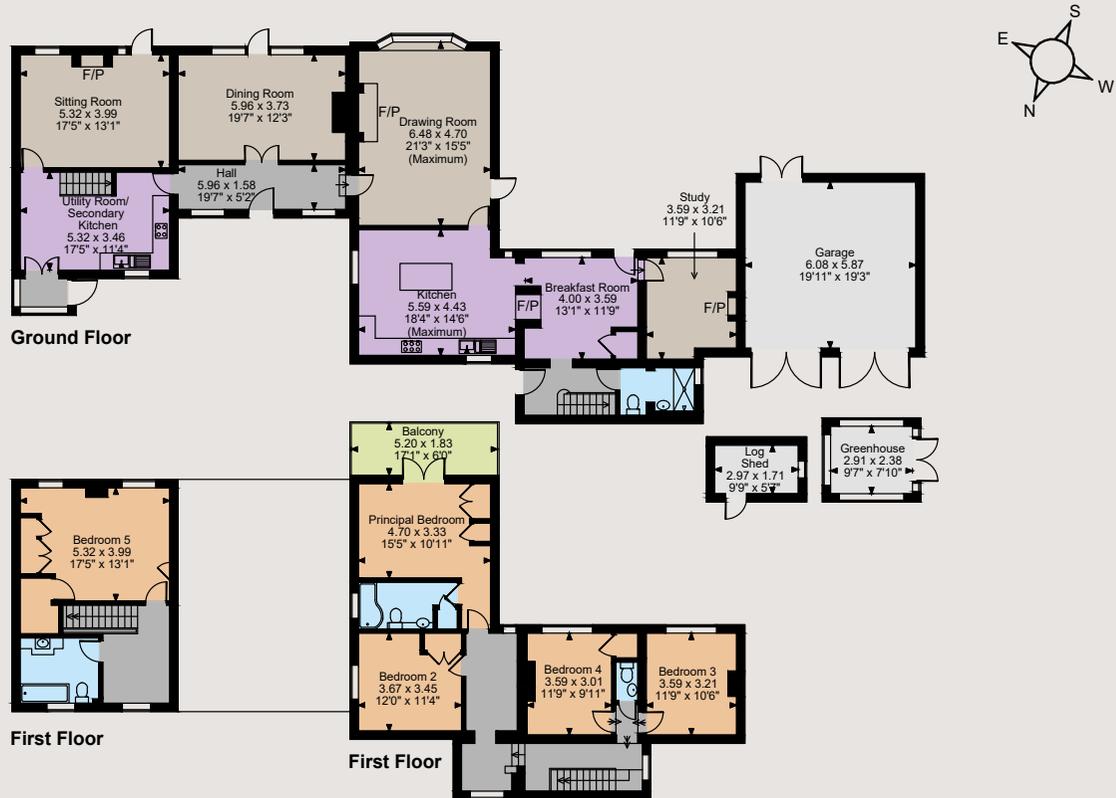
Location

Located on the Hampshire/Berkshire border, the picturesque hamlet of Bishops Green is surrounded by rolling countryside in the North Wessex Downs Area of Outstanding Natural Beauty, ideal for walking and riding. Bishops Green is located between Newbury and Kingsclere, with nearby Kingsclere offering an excellent range of local day-to-day facilities including a shop/post office, doctor's surgery, cafe and pub. The larger market town of Newbury provides an extensive range of amenities and sporting and leisure facilities, including shops, restaurants, The Watermill theatre, Corn Exchange theatre, and Newbury Racecourse. Further amenities can be found in Basingstoke and Reading. Communication links are excellent with easy access to the A34, M4 and M3 linking with London and the west country, and both Thatcham and Newbury stations offer regular train services into London Paddington. The area offers a wide range of schools including Cheam, St. Gabriel's, Horris Hill, Thorngrove, Bradfield College and Downe





Floorplans
 House internal area 296 sq m (3,185 sq ft)
 Garage internal area 36 sq m (384 sq ft)
 Balcony external area 10 sq m (102 sq ft)
 For identification purposes only.



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

From Newbury follow Oxford Road for 0.1 miles, at the roundabout take the 3rd exit onto the A4 and after 0.7 miles continue onto the A339. After 3.8 miles at the roundabout take the 3rd exit onto Ecchinswell Road, after 0.1 miles turn right, and then turn left. Langhams can be found ahead.

General

Local Authority: West Berkshire Council
 Tel: 01635 551111

Services: Mains electricity and water. This property has a private drainage system which may not comply with current regulations. Further details available from the agent. LPG, and oil-fired boilers.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,325,000

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Newbury

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