



Mudhall

Boxford
Newbury
West Berkshire

A stunning contemporary country house of approximately 5,000 sq ft, with excellent equestrian facilities set in over 12 Acres close to some of the area's most prestigious schools

Mudhall, Boxford, Newbury, West Berkshire, RG20 8AY

Newbury town centre 3 miles, Newbury mainline station 3.2 miles (40 minutes to London Paddington), M4 (Jct 13) 7 miles, Heathrow Airport 45 miles

Features:

Reception Hall | Drawing room | Sitting room | Study
Kitchen/breakfast room | Utility/boot room | Pantry
7 Bedrooms | 5 Bathrooms/shower rooms | Gym
Workshop | 3 Stores | Stables with tackroom | Tractor port
Gardens | Paddocks

About 12 acres in all





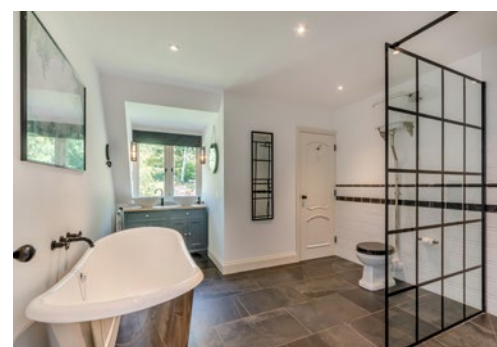


The Property

Mudhall is a stylish and contemporary country house in an amazing green environment close to Newbury. Mudhall has the perfect balance of a spacious family house with commanding views over its own land parcel of over 12 acres and the surrounding beautiful rolling countryside. The house currently has a fantastic equestrian angle which could be continued and enjoyed, but equally the house could simply be set in rolling wildflower meadows with 360 degree beautiful rural views.

The house itself is of more recent construction and offers the stylish convenience of a modern country house with the added appeal of large modern windows maximising the wonderful outlook from the property. The house is centred around a fantastic large family kitchen breakfast room with direct access to the garden and terrace via a number of lovely French doors. The kitchen is fitted with bespoke wooden cabinetry and pale granite worktops and there is room for a large table easily seating 10 with clear views of the garden and rolling paddocks. Off the kitchen is a spacious utility room/boot room suitable for a house of this size. There is a smart more formal drawing room with log burning stove and a smaller cosier sitting room with open fireplace. On the lower ground floor there is an extensive suite of rooms which could be utilised for various purposes. Currently these rooms are used as a gym, wine storage and an occasional overflow bedroom, with a shower room.

An impressive solid oak and glass staircase rises to the first floor and galleried landing. There are five bedrooms on the first floor including the principal bedroom suite with attractive Juliette windows with long views over the land. The bathrooms are fitted in a smart contemporary style. The house is fully wired for super fast ethernet connection to all rooms. The house, garage and stables all have a remote access security system as well as a remote operated access gate onto the property.





Gardens and Grounds

The gardens and grounds at Mudhall are split between the more formal and manicured gardens surrounding the house itself, including a large garden terrace surrounded by attractive flowering borders leading on to clipped lawns and a raised west facing gravel deck designed to catch the evening sun. Beyond the more formal garden is the stable block yard which is conveniently sited next to the garage block and driveway. The gravel driveway is large enough to easily manage full sized horse boxes. There are five loose boxes, all with automatic water drinkers, a tack room and a hay store. There is also a washbox on the stable yard. The paddocks are post and railed and there are mains fed water troughs in all fields. There is an all-weather menage with lighting. The grazing extends to about 12 acres.

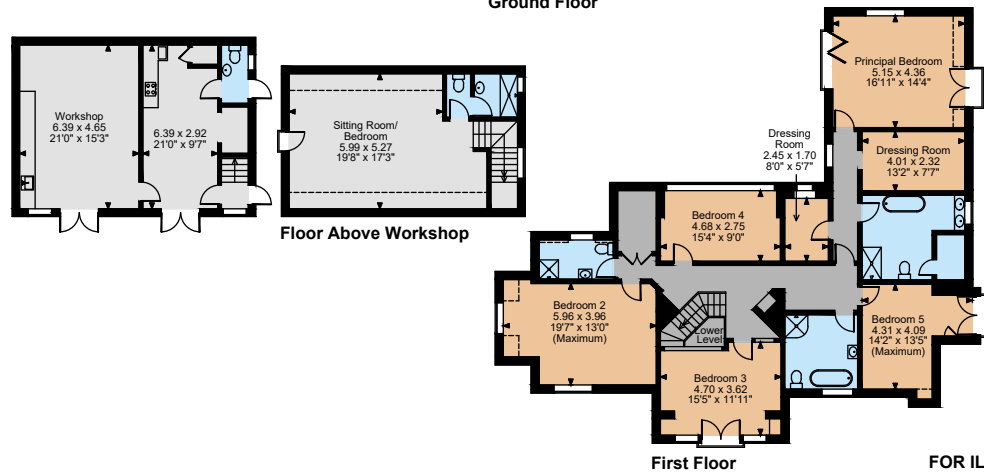
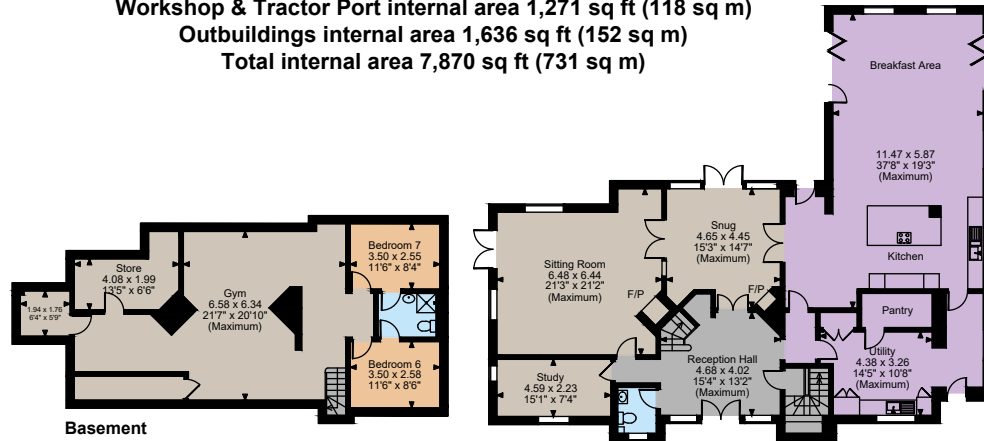
Location

Winterbourne is a delightful village just north of Newbury, surrounded by beautiful rolling countryside providing wonderful open space for

walking, riding and cycling. There is an active local community in the village itself, and a beautiful 12th Century church. Nearby Newbury offers a range of facilities including a variety of shops, pubs and restaurants, various supermarkets including Waitrose, and a variety of leisure activities including racing at Newbury racecourse, two nearby golf courses at Donnington and Speen, and the Watermill Theatre. There is a choice of well-regarded restaurants locally including The Woodspeen (with a Michelin Star), The Boxford, and The Vineyard at Stockcross. Communications are excellent with a direct train service from Newbury into London Paddington and fast access to the A34 and M4, London, Heathrow Airport, and the west country. There is a fantastic choice of highly regarded schools in the area including Elstree, Cheam, Horris Hill, Brockhurst and Marlston House, St Gabriel's, Bradfield College, Downe House, Abingdon Schools and Radley College. Abingdon Schools are served by the Joint School Bus Service which collects from Boxford Village.



Mudhall, Winterbourne Road, Boxford
Main House internal area 4,963 sq ft (461 sq m)
Workshop & Tractor Port internal area 1,271 sq ft (118 sq m)
Outbuildings internal area 1,636 sq ft (152 sq m)
Total internal area 7,870 sq ft (731 sq m)

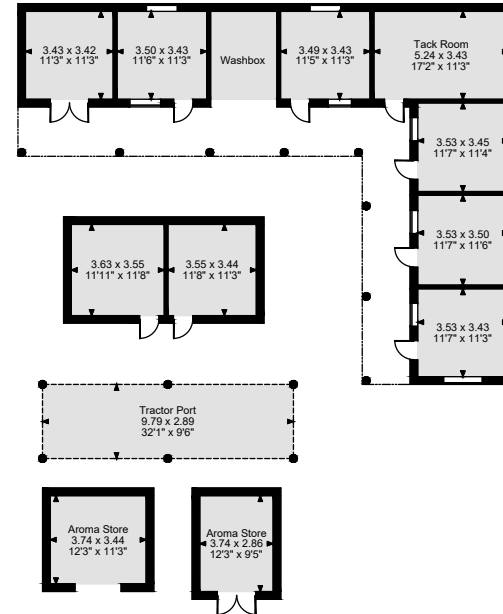
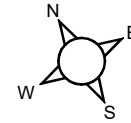


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8616139/JLW



Directions

From Newbury, follow the B4494 north for approximately 2 miles and take the left turn to Winterbourne. Continue on this road, proceed down the hill and at the T-junction turn right. Continue towards the village and take the left turning signposted to the church. Continue past the Church after approximately half a mile Mudhall is on your right hand side.

General Information

Local Authority

West Berkshire Council

Tel: 01635 551111

Services

Mains electricity and water

Private drainage.

At the time of printing, it is not known whether the private drainage is compliant with current regulations. Further information is being sought.

Oil-fired central heating.

Council Tax

Band G

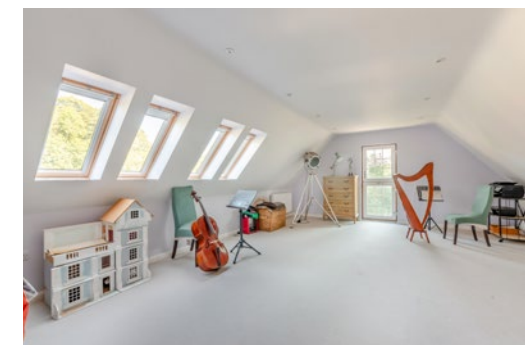
EPC Rating: C

Tenure

Freehold

Guide Price

Offers in excess of £2,500,000



Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Newbury
55 Northbrook Street, Newbury RG14 1AN

01635 521707
newbury@struttandparker.com
struttandparker.com

Over 50 offices across England
and Scotland, including Prime
Central London

IMPORTANT NOTICE: Strutt & Parker 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 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 does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. 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 August 2024. Particulars prepared August 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited





STRUTT&PARKER