



# Malthouse Farm

Brightwalton, West Berkshire



## Malthouse Farm, Brightwalton, Newbury, West Berkshire RG20

A fine and valuably unlisted country house of Georgian origins set in approximately 35 acres of rolling countryside, with separate cottage, studio flat and barn



**MAIN HOUSE**  
5



**MAIN HOUSE**  
5



**MAIN HOUSE**  
5



**DOUBLE GARAGE**



**APPROX**  
**34.74 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**4,789 SQ FT**  
**(15,187 SQ FT**  
**IN TOTAL)**



**GUIDE PRICE**  
**£3,500,000**



### The property

Malthouse Farm is a spacious family house occupying a commanding position in the North Wessex Downs, close to Newbury. The house bears all the hallmarks of a smart country house, with period detailing, and large Georgian sash windows filling the house with natural light and providing views out over the stunning rural scenery.

Malthouse Farm extends to approaching 5,000 sq ft in the main house and of particular note is the 30' drawing room at the core of the house. The kitchen/breakfast room links to a large orangery style dining room which looks out over the gardens and longer views. The kitchen is well fitted with a range of bespoke cabinetry, a 4-door Aga range cooker, attractive limestone floor and full height windows looking out over the garden terrace and providing plenty of natural light. In addition there is also a cosy family sitting room with a wood burning stove, a generous study/playroom, and an office.

An attractive Georgian style staircase rises to the first floor where a lovely light and spacious landing gives access to an impressive main bedroom suite, and four further bedrooms, all with their own en suite bathrooms.

### Outside

The gardens and grounds at Malthouse Farm are fully mature and nestle the farmhouse well in its environment. Originally a farmhouse at the centre of a larger estate, the property sits prominently in the landscape with an enviable position on the edge of this popular village. Malthouse Farm has the feeling of an established farmhouse with a country vibe. There is a large and inviting south facing stone terrace at the rear of the property surrounded by mixed borders planted with shrubs and herbaceous plants providing seasonal interest throughout the year. There is also a hard tennis court which has a wonderful outlook over the pony paddocks which belong to Malthouse Farm.















## Secondary Accommodation and Outbuildings

Malthouse Farm is well provided for with secondary accommodation and agricultural buildings. There is a smartly appointed two bedroom barn conversion known as Barn Cottage, which has been recently refurbished and benefits from an attractive period oak frame. There is also a studio flat within the same converted barn, and both properties have ample parking and do not impinge unnecessarily on the main house, offering scope to let the properties without impacting the enjoyment of Malthouse Farm.

Within a range of former farm buildings is a smart indoor swimming pool, as well as a gym, garden store, garaging and dry storage. There is scope to utilise these buildings further, or reduce them in volume should they be superfluous to requirements.

## The Land

The land extends to approximately 35 acres in total. Approximately 20 acres of the land is agricultural pasture which is designated as downland, part of which has been planted up as a conservation meadow.

## Location

Brightwalton is a highly sought after village in a rural elevated spot on the Berkshire Downs. The village sits in an Area of Outstanding Natural Beauty and a Conservation Area and the surrounding countryside gives access to wonderful walking, riding and cycling opportunities. There is an active local community, and in the village itself there is a primary school and pre-school, a church and a sports and recreational ground, and there are popular pubs in nearby Chaddleworth and Peasemore. A wider range of facilities can be found in the market towns of Hungerford, Wantage and Newbury, as well as Oxford and Reading. Communications in the area are very good with train services from Didcot, Hungerford and Newbury into London Paddington, and there is easy access to the A34 and M4 (J13) linking with London, Heathrow Airport and the west country. There is a wide choice of schools in the area.



## Distances

- Wantage 7 miles
- Newbury 9 miles
- Hungerford 10 miles
- Oxford 22 miles
- Central London 64 miles
- Heathrow Airport 51 miles

## Nearby Stations

- Didcot (London Paddington 40 mins)
- Newbury (London Paddington 41 mins)

## Key Locations

- Walking on the Ridgeway Trail
- The Woodspeen Restaurant
- The Boxford Restaurant
- The Retreat at Elcot Park
- The Harrow pub in West Ilsley
- The Watermill Theatre at Bagnor
- Racing at Newbury Racecourse
- A range of nearby golf courses

## Nearby Schools

- Brightwalton Primary School
- Elstree Prep School
- Horris Hill Prep School
- St Gabriel's
- Downe House
- Marlborough College
- Radley College
- Bradfield College

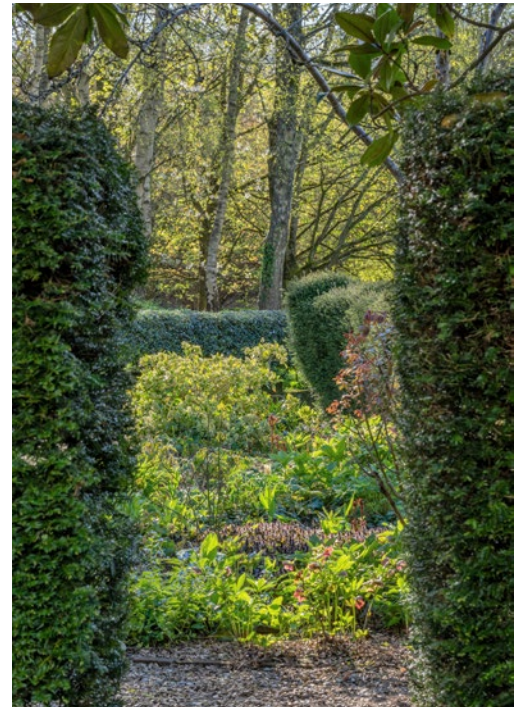
## Rights of Way

There is a permissive footpath which provides an alternative to the current footpath situated to the west of the house. This could be formalised subject to the usual consents.

## Farm Business Tenancy

Approximately 20 acres of the land is presently let on a farm licence.







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

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area 445 sq m (4,789 sq ft)  
 Barn internal area 717 sq m (7,719 sq ft)  
 Studio Flat internal area 37 sq m (403 sq ft)  
 Cottage internal area 112 sq m (1,209 sq ft)  
 Outbuilding internal area 99 sq m (1,067 sq ft)  
 Carport external area = 31 sq m (335 sq ft)  
 Total internal area 1,411 sq m (15,187 sq ft)  
 For identification purposes only.

## Directions

RG20 7BU

what3words: ///clay.latitudes.chess

## General

Local Authority: West Berkshire Council

Services: Mains water. Mains electricity (with generator backup).

This property has a private drainage system which may not comply with current regulations. Further information is being sought.

Oil fired central heating

Broadband: BT fibre broadband

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

## Council Tax:

House - G

Cottage - C

Studio - A

EPC Rating: F

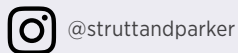
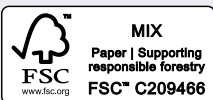
## Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

[newbury@struttandparker.com](mailto:newbury@struttandparker.com)

[struttandparker.com](http://struttandparker.com)



For the finer things in property.

