



Lane End Cottage  
Brimpton, West Berkshire

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# A beautiful Grade II listed family house with swimming pool and equestrian facilities

A pretty, period house of great character with stylish interiors and charming gardens, with grounds extending to just under 4 acres



**4/5  
RECEPTION  
ROOMS**



**4/5  
BEDROOMS**



**4 BATHROOMS**



**GARAGES &  
STABLING**



**APPROX 3.9  
ACRES**



**FREEHOLD**



**VILLAGE**



**6,090 SQ FT**



**£1,975,000  
GUIDE PRICE**



## The property

Lane End Cottage is a characterful family home, which in recent years has been renovated and brought up to a high level of sophistication by the current owners. The house now has the seductive feel of a well maintained period property, with a stylish and up-to-date interior. Of particular note is the large kitchen/breakfast room which flows seamlessly into a family living space, great for relaxing or entertaining, and there are French doors leading out to beautiful gardens. The original and oldest part of the house is the sitting room, which has beautiful, exposed beams which have been sand blasted back to their original pale oak colour, which is highly attractive.

The accommodation at Lane End Cottage is extremely versatile with either one or two bedrooms and a shower room located on the ground floor, and a further three bedrooms and three bathrooms upstairs. The main bedroom also has a dressing room with bespoke cupboards. There are wonderful views across the gardens and grounds.

## Outside

The house sits in generous gardens with imaginative flower borders and sweeping lawns close to the house itself, providing a pretty backdrop for the attractive period house. Beyond this there are extensive areas of lawn looking over the pony paddocks, menage and further equestrian facilities beyond.

The paddocks, accented with beautiful mature trees, are post and railed and there is an impressive brick-built stable block. Additionally there is a menage, specifically built for dressage, jumping and lunging. There is a swimming pool garden which is screened by mature hedging providing privacy and shelter from the wind whilst relaxing by the pool.

There is also a smart vegetable garden with raised beds and two large timber and glazed greenhouses.



## Location

The small village of Brimpton is set in a rural location close to the popular Berkshire towns of Thatcham and Newbury. The village has a primary school, while the nearby villages of Aldermaston and Woolhampton provide further everyday amenities, including local shops, pubs and a train station.

Thatcham and Newbury offer a good selection of amenities and leisure facilities, plus an excellent choice of schools, including the highly rated Kennet School in Thatcham, Cedars School, Alder Bridge School, and independent schools including Elstree, Cheam, Bradfield and Downe House.

The area is well connected by road, with the A339 and A4 linking with the M3 and M4 providing fast access to London, Heathrow Airport, and the West Country, and there are excellent train services from Midgham station direct to London Paddington taking from 51 minutes, or from Basingstoke to Waterloo in under an hour.

### Distances

- Newbury - 8 miles
- Thatcham - 5 miles
- Basingstoke - 9 miles

### Nearby Stations

- Newbury Station (London Paddington from 40 mins)
- Basingstoke station (Waterloo from 45 mins)

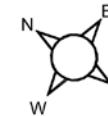
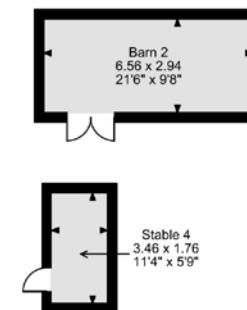
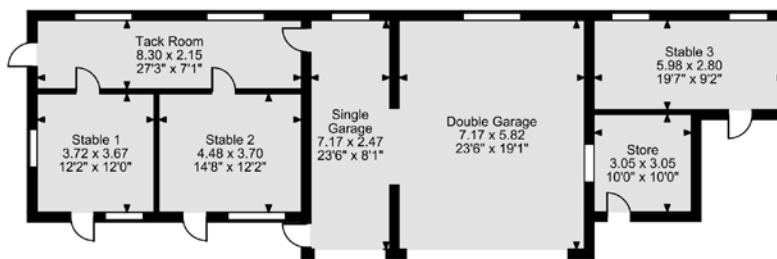
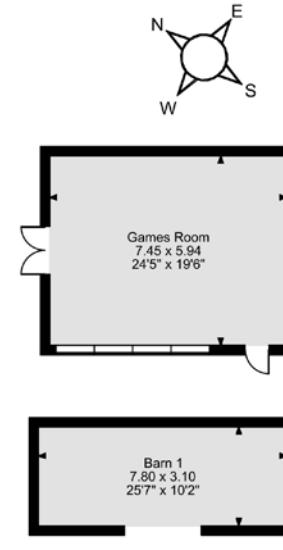
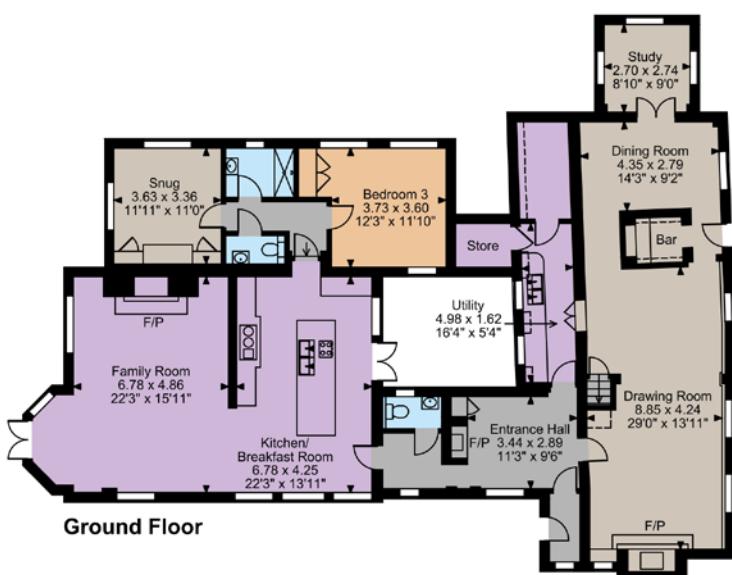
### Key Locations

- Newbury Racecourse
- Highclere Castle
- Watermill Theatre

### Nearby Schools

- Elstree School
- Cheam School
- Bradfield College





## Floorplans

House internal area 3,131 sq ft (291 sq m)

Garages internal area 663 sq ft (62 sq m)

Stables & Barns internal area 1,252 sq ft (116 sq m)

Growing Rooms internal area 468 sq ft (44 sq m)

Games Room/Store internal area 576 sq ft (54 sq m)

For identification purposes only.

## Directions

Post Code: RG7 4RF

what3words: ///pelt.starch.remain

## General

Local Authority: West Berkshire Council

**Services:** Oil fired central heating. Mains water, private drainage. The drainage system may not comply with current regulations. Further details available from the agent.

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

**Council Tax:** Band H

**EPC Rating:** E

**Agents note:** One or more of the sellers involved in the sale of this property is a relative of an employee of BNP Paribas

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## Newbury

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