



London House, Brimpton Road, Baughurst, Hampshire

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London House Brimpton Road Baughurst Tadley Hampshire RG26 5JJ

An immaculately presented character home set in a wonderful location with outbuildings and gardens

Newbury 9 miles, (London Paddington from 41 mins) Kingsclere 4 miles, Basingstoke 10 miles (London Waterloo from 47 mins) J12 M4 9 miles

Drawing room | Family room | Study | Dining room | Kitchen/breakfast room | Utility | Cellar
4 Bedrooms | 2 Bathrooms | WC | Barn with studio, workshop, store & WC | Garden | EPC rating E

The property

This handsome period house offers charming flexible accommodation and a detached outbuilding with a studio, and garage.

The house comprises four comfortable reception rooms, including a 26ft drawing room with a dual aspect and an attractive open fireplace. There is also a family room with a fireplace and built-in shelving, a useful study and a formal dining room. At the rear, the kitchen and breakfast room has farmhouse-style units, space for a breakfast table and integrated appliances. To the side of the kitchen is the rear entrance and hallway, utility/boot room and downstairs bathroom, all of which provide a useful space for coats, boots.

Upstairs there are four well-presented double bedrooms, each of which benefits from built-in storage. All the bedrooms benefit from large windows and ample natural light. The principal bedroom also has its own washbasin. Finally there is a large family bathroom along with a separate WC.

Outside

The house is set in a beautiful garden which offers a sense of peace and privacy. The front garden benefits from a charming well, while the gravel driveway leads to the side of the house and round to the rear, where there is a large parking area and access to the detached barn.

The barn has been thoughtfully converted into a studio, workshop/garage, gardeners loo and features exposed brickwork and a stunning vaulted ceiling with exposed timbers. It has many potential uses from a home office, annexe, or play room. The garden at the side and rear has extensive lawns and meadows, leading to tranquil woodland.

Location

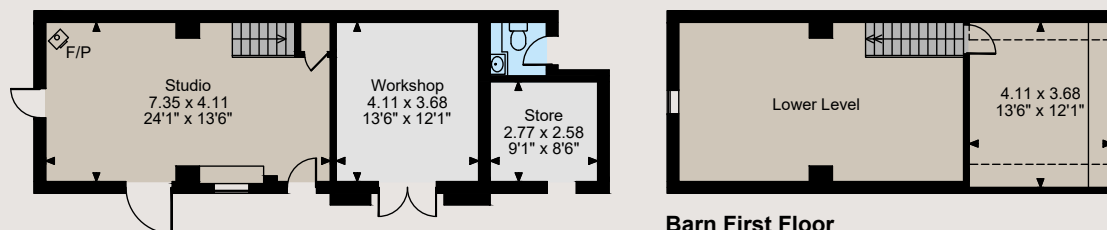
London House is situated about half way between the towns of Newbury and Basingstoke in the rural village of Baughurst. Surrounded by beautiful countryside offering wonderful walking and riding opportunities, with all the advantages of outdoor space, combined with accessibility to larger towns and fast transport links.

There are excellent local facilities in Baughurst and Tadley which includes great local schools, leisure and sports centre, variety of shops, post office, chemist, and doctors' surgery to name a few. It is in an excellent location for commuting, either by direct train service from Newbury into London Paddington, Basingstoke into London Waterloo, or by car via the M4 or M3.



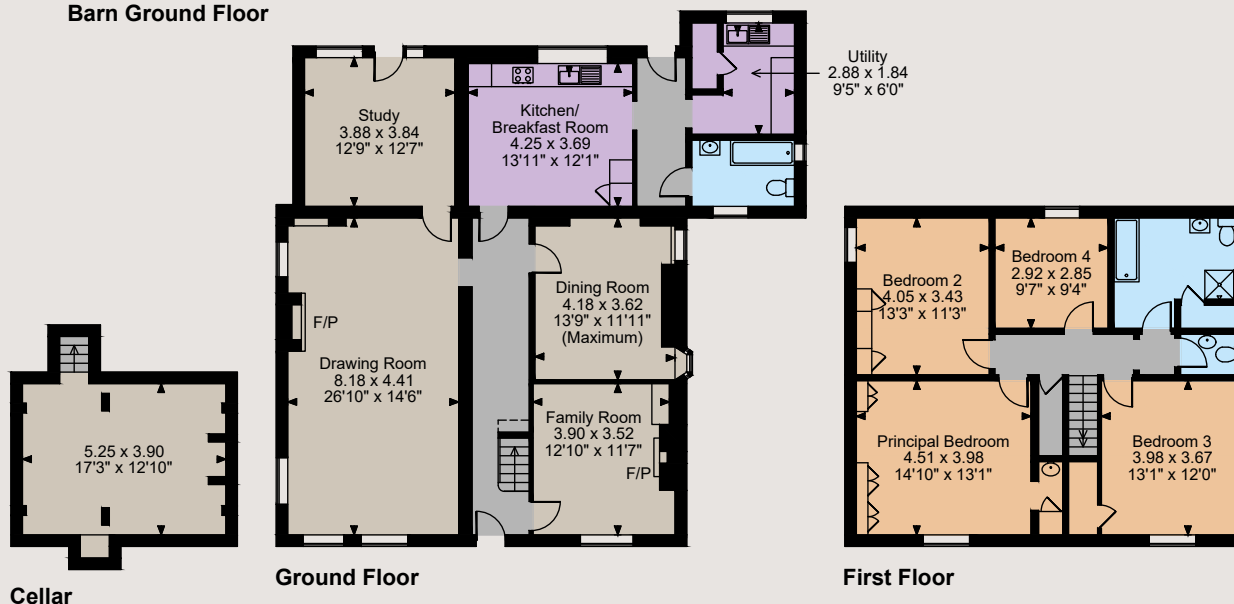


Floorplans
House internal area 2,609 sq ft (242 sq m)
Outbuilding internal area 709 sq ft (66 sq m)
For identification purposes only.



Barn Ground Floor

Barn First Floor



Cellar

Ground Floor

First Floor

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

□ □ □ □ Denotes restricted head height

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Location Continued

There is a wide choice of highly rated schools in the area including Cheam, Elstree, Horris Hill, Bradfield College and Downe House plus many more.

Directions

From Newbury, head South on the A339 into Headley, and take the left turn into Ashford Hill Road. Follow this road for approximately 3 miles, and at the T-junction turn left onto the B3051. Continue along the B3051, and after approximately 1 mile, take the right hand turning on to Brimpton Road - signposted Baughurst/Ramsdell. Continue along, Brimpton Road, for approximately half and mile and London House is on your right hand side.

General

Local Authority: Basingstoke and Deane 01256 844844

Services: Mains electricity, gas, water. This property has a private drainage system. Further details on request.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,100,000

Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

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