

Highgate House, 54 Burys Bank Road,
Greenham, West Berkshire



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& Parker

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6,991 sq ft (650 sq m) | Freehold
4-6 bedrooms | 5-8 reception rooms
Annexe and bungalow | A single and two double garages
Gardens and grounds of approximately 4 acres

Guide price £2,250,000



A stylish family house with separate annexe and cottage set in 4 acres, including a tennis court, in a green environment close to Newbury

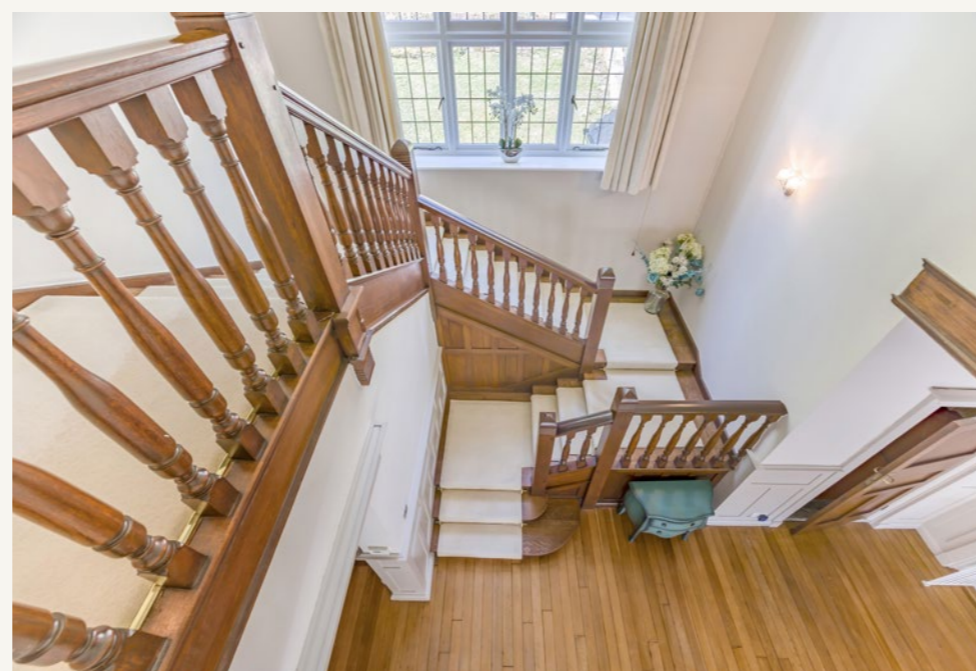
Highgate House is a substantial family house from the 1920s which has been extended and developed over the years to offer approaching 7,000 sq. ft to include 4,500 sq. ft in the main house and further ancillary accommodation in a bungalow and annexe.

The main house is centred around an impressive 28 ft long drawing room opening to a galleried landing, this room features a large bay window and an impressive fire surround to an open hearth. Original solid wood flooring on the ground floor gives an attractive period feel to this core entertaining space. There is a large kitchen/ breakfast room fitted with high quality natural wood cabinetry, an oil-fired Aga and a range cooker, granite work surfaces and tiled flooring. There is also a spacious pantry. At the far end of the kitchen is a large, vaulted living space currently used as a dining room. To complete the ground floor there is also a family room, sitting room and a study.

On the first floor there is an impressive principal bedroom suite with characteristic bay window, looking across the garden. There are three further bedrooms and two bathrooms on this floor. In addition to the accommodation in the main house there is a substantial secondary annexe, comprising sitting room, kitchen, two bedrooms, bathroom and separate WC. There is also a one-bedroom bungalow in front of a flat area of lawn, separate from the main house and annexe.

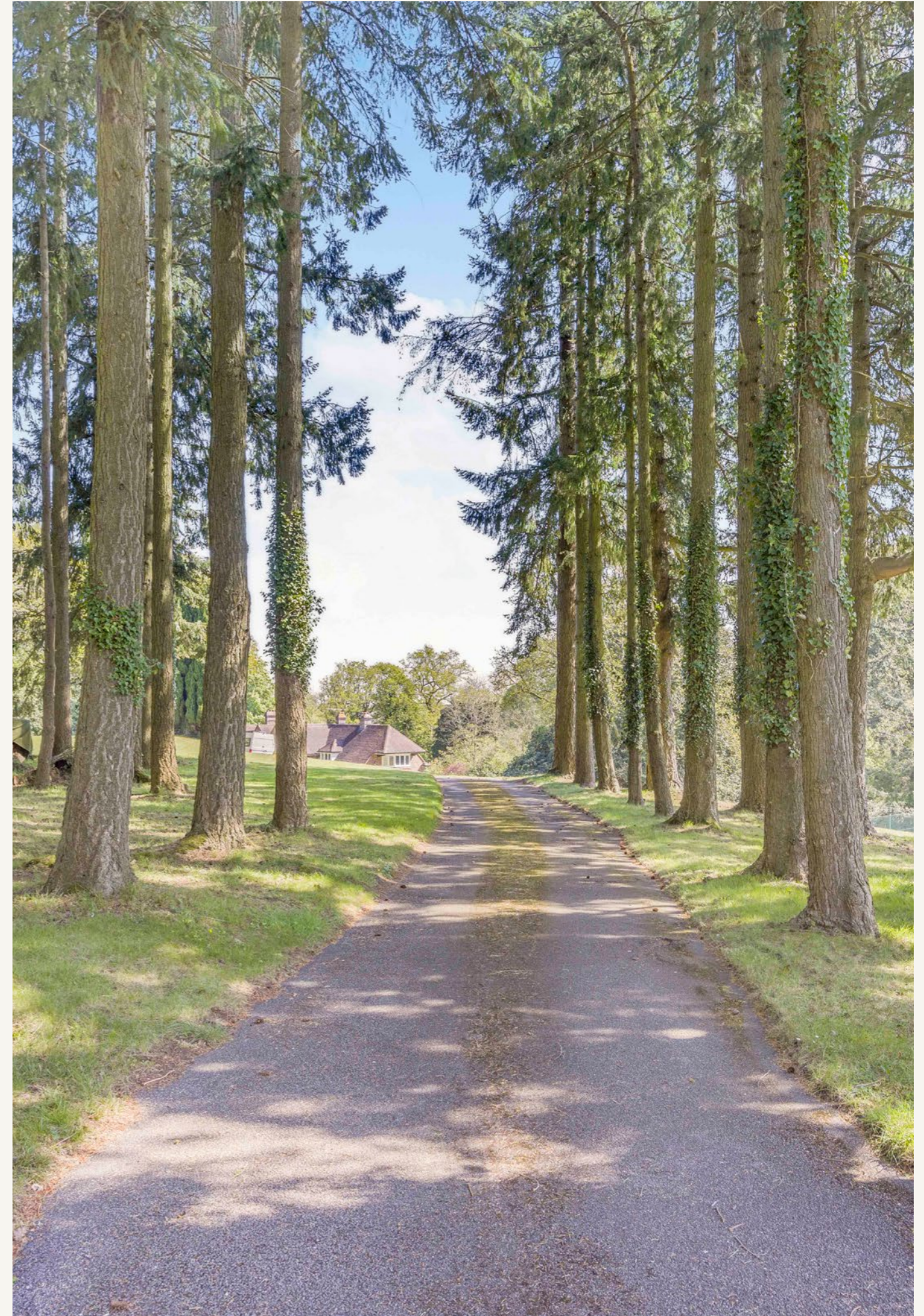
The gardens and grounds at Highgate House are fully mature and the house is approached via electric gates and a sweeping driveway, culminating in a parking area to the front of the house. There is a hard all-weather tennis court which is nestled into the landscape discreetly, surrounded by clipped lawns with a green backdrop of woodland beyond. Along the back of house there is a raised terrace overlooking a lower lawn punctuated by mature flowering shrubs with a background of mature trees behind. There is separate access to the secondary accommodation annexe.



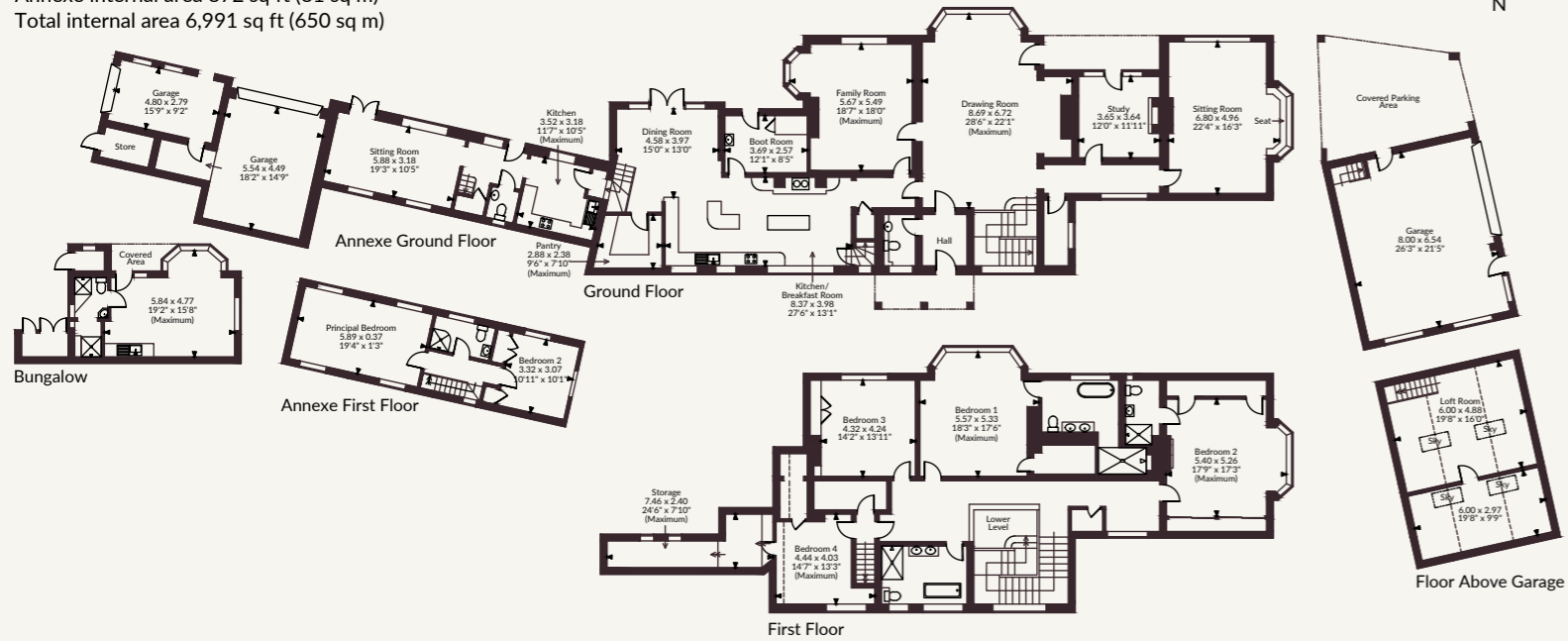
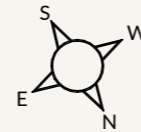


Location

The property is situated close to the historic and highly sought-after market town of Newbury. The town is a pleasant destination offering a wide range of shopping and leisure facilities including a great choice of restaurants, pubs and shops. There are also larger supermarkets including Waitrose on the edge of the town and a Marks & Spencer at the retail park. There are also leisure activities on offer with Newbury racecourse and several golf courses nearby. The area benefits from fast transport links including Newbury station offering regular trains to central London in around 40 minutes and the nearby M4 and A34 also offers easy access to Reading, London and the West Country. There are excellent independent and state schools in the area, including Horris Hill, St. Gabriel's, Thorngrove, Cheam, Elstree, Downe House, Park House School and St Bartholomew's to name a few.



Highgate House, Burys Bank Road, Greenham
 Main House internal area 4,492 sq ft (417 sq m)
 Garages internal area 1,280 sq ft (119 sq m)
 Bungalow internal area 347 sq ft (32 sq m)
 Annexe internal area 872 sq ft (81 sq m)
 Total internal area 6,991 sq ft (650 sq m)



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 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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General

Local Authority: West Berkshire District Council
Services: Mains services water and electricity. Oil fired central heating. This property has a private drainage system which may not comply with current regulations. Further details available from the agent.
Council Tax: Band G
EPC Rating:
Main House: D
Annexe: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



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