



Holly House, Church Road, Stockcross, Newbury,
West Berkshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

Holly House Church Road, Stockcross, Newbury, West Berkshire RG20 8LN

A beautifully presented detached family house in a desirable village setting close to Newbury

Newbury town centre 3 miles, Newbury mainline station 4 miles (40 minutes to London Paddington), Kintbury 4 miles, Hungerford 6.5 miles, M4 (Jct 13) 5 miles, Heathrow Airport 46 miles

Entrance hall | Drawing room | Family room
Conservatory | Dining room | Kitchen/breakfast room | Utility room | Boot room | Cloakroom
Principal bedroom with en suite bathroom
4 Further bedrooms, 1 with en suite bathroom
Shower room | EPC Rating D
Double Garage | Garden

The property

Holly House is an attractive detached village house with spacious, well presented accommodation set in a sought after position in the small village of Stockcross. The property offers excellent reception space with four comfortable reception rooms on the ground floor, and five bedrooms upstairs. The front door opens into a good sized entrance hall, which leads to all the ground floor rooms, including the elegant drawing room which extends to 25' in length and benefits from an open fireplace and sliding glass doors that open onto the beautiful garden. There is also a large formal dining room with plenty of natural light from the dual-aspect windows, and a family room with double doors leading into the delightful conservatory which has a wonderful outlook across the garden. There is a good sized kitchen/breakfast room fitted with a range of

smart wooden cabinetry, integrated appliances and an Aga range cooker, and there is plenty of space for a dining table. Adjoining the kitchen is a useful utility room/laundry, and boot room with back door to the garden.

Upstairs there are five bedrooms, including the generous principal bedroom suite, as well as a guest suite, both with en suite bathrooms. There are three further bedrooms, and a family shower room. All the bedrooms have fitted wardrobes providing good storage space.

Outside

The property is approached via smart wooden gates across a gravel driveway, which provides parking for several vehicles beside the detached double garage. The beautiful garden surrounds the house and is mainly laid to lawn edged with mature hedges and shrubs and attractive mixed flower borders. A wide terrace runs along the back of the house bordered by beautiful lavender beds providing wonderful colour and scent in the summer months. The garden faces south and is ideal for outdoor entertaining.

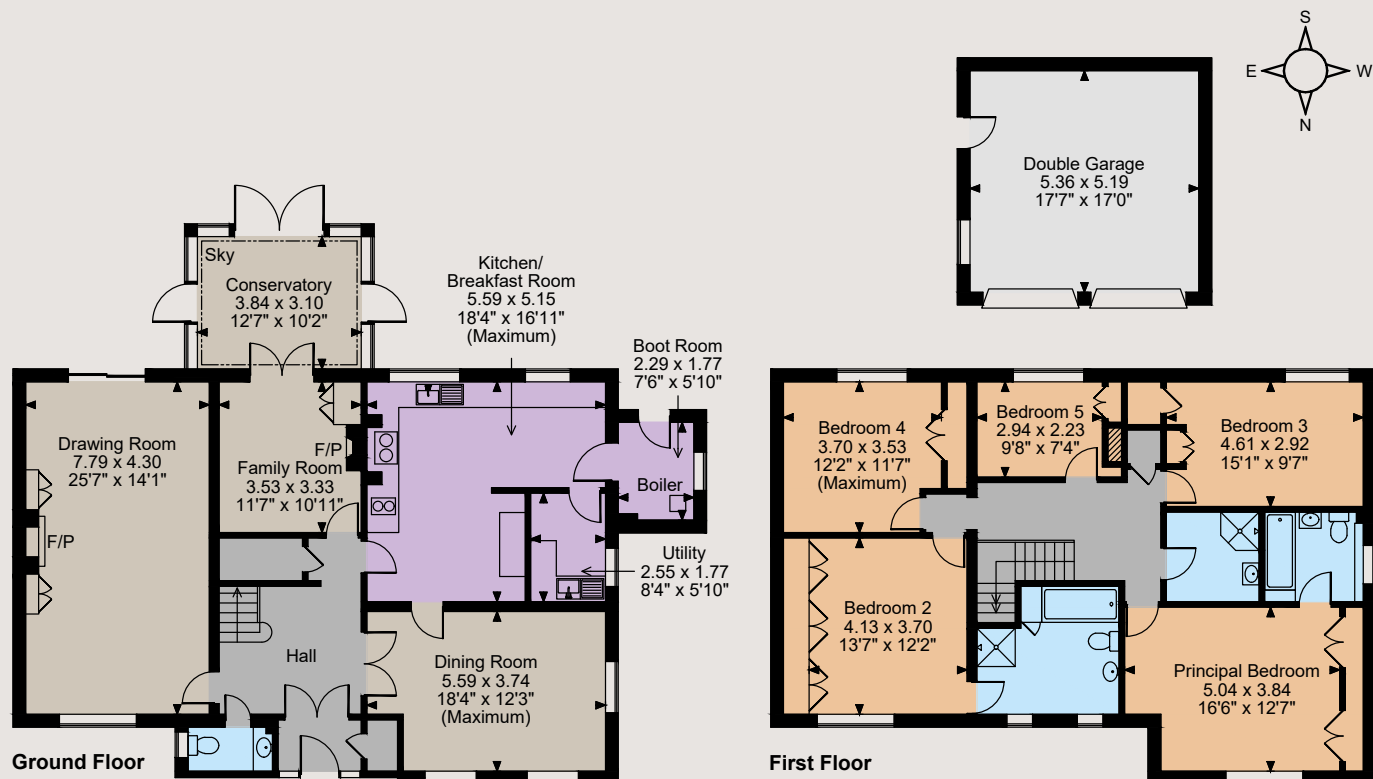
Location

The property is set in the small village of Stockcross, three miles to the west of the bustling market town of Newbury. The village provides a convenience store, a village hall and a primary school, while Newbury town centre is within easy reach via the A4, which is just moments away. In Newbury you will find a broad range of amenities including a superb selection of shops, supermarkets, restaurants, cafés and leisure facilities, as well as an excellent choice of schools including Downe House, Bradfield College, The Downs School and St Barts. Newbury mainline station provides regular services to London Paddington (40 minutes), while the area is also well connected by road, with the M4 just five miles away.





Floorplans
House internal area 2,688 sq ft (248 sq m)
Garage internal area 299 sq ft (28 sq m)
Total internal area 2,967 sq ft (276 sq m)
For identification purposes only.



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

From Strutt & Parker's Newbury office, head north on The Broadway and take the first exit at the roundabout, onto Oxford Road. Take the second exit at the next roundabout to stay on Oxford Road. At the next roundabout, take the first exit onto Western Avenue/A4. Take the first exit at the next roundabout, and after passing over the A34, take the second exit at the following roundabout onto the B4000. After a mile, turn left onto Church Road and you will find the entrance immediately on your left.

General

Local Authority: West Berkshire Council

Tel: 01635 551111

Services: Mains water, electricity and drainage. Oil-fired central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £975,000

Newbury

55 Northbrook Street, Newbury RG14 1AN

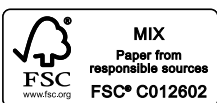
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Over 50 offices across England and Scotland, including Prime Central London

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