

# Forbury House

West Berkshire

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# An extensively renovated country house in a magnificent setting

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Forbury House, Kintbury, Hungerford, RG17 9SU

Kintbury 1.1 miles, Hungerford 4.4 miles, Hungerford mainline station 4.4 miles, Newbury town centre 6.5 miles, M4 (Jct 13) 9.0 miles

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## *Features:*

Reception hall | Drawing room | Sitting room | Orangery  
Cinema room | Gym | Study | Dining room

Kitchen/breakfast room | Utility | Boot room | Plant room  
Cloakroom | Cellar | 3 WCs | Principal bedroom with dressing  
room & en suite bathroom | 6 Further bedrooms,  
5 en suite | Shower room | Laundry room

Annexe: Sitting area | Kitchen/dining area  
1 Bedroom | Bathroom

The Coach House: Sitting room | Kitchen | 1 Bedroom (en suite)

The Old Stable: Sitting room | Dining room | Kitchen 2 Bedrooms  
(1 en suite) | Bathroom

Lodge: Sitting room | Dining room | Kitchen/breakfast room  
Utility | Cloakroom | 3 Bedrooms | Bathroom

Extensive outbuildings | Gardens including kitchen garden | Lake  
Tennis court | Swimming pool with pool house | Paddocks

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About 31 acres in all





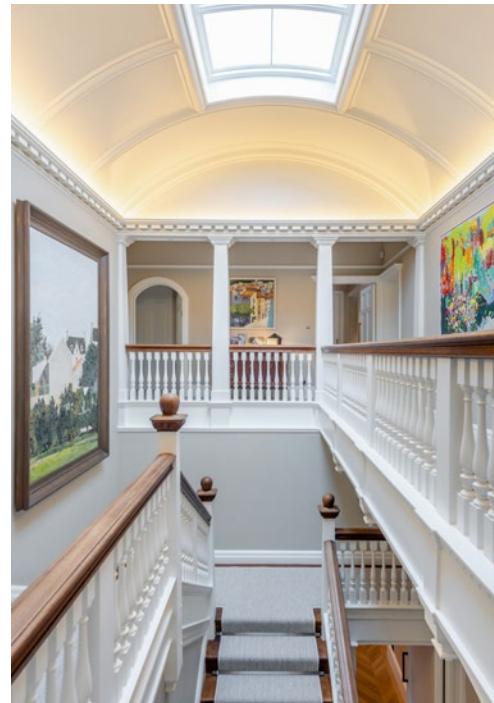
### *The property*

Forbury House is a handsome and substantial detached country house with extensive, exquisite grounds and additional accommodation, set in a sought-after rural position just outside Kintbury in the heart of the Kennet Valley. The house features elegant rendered elevations and over 12,000 sq ft of beautifully refined accommodation, featuring high-quality finishes and fittings alongside a wealth of ornate original details throughout.

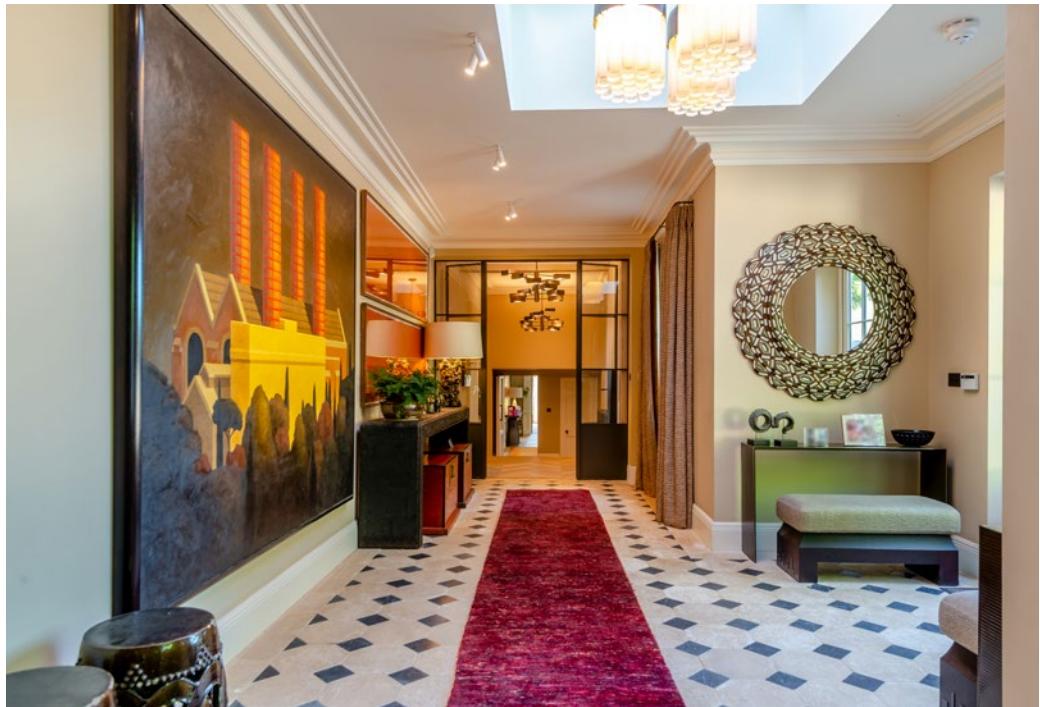
The accommodation flows from an impressive 37ft reception hall, complete with an open fireplace, elegant cornicing, and intricate plasterwork. The ground floor reception rooms provide a wealth of relaxing and entertaining space, as well as the study for home working. There is a light and airy dual aspect drawing room, a formal dining room and a sunny conservatory with a large ceiling lantern skylight and dual French doors opening onto the rear garden. Additionally, the large cinema room and the gym with its bi-fold doors connecting to the outside space provide further space for everyday living and entertaining. At the heart of the ground level, the well-proportioned kitchen and breakfast room has bespoke fitted units, a central island and two butler sinks, as well as integrated appliances and an Aga.

Upstairs, the grand galleried landing has a vaulted ceiling above with a skylight welcoming plenty of natural light. There are six double bedrooms in the main first-floor area, including the luxury principal bedroom with its en suite bathroom and two dressing rooms. Four further bedrooms are en suite, while the first floor also has a shower room and a large laundry room.

There is a self-contained first-floor annexe adjoining the main house, providing further beautifully presented accommodation and accessed via its own private outside staircase. Additional detached accommodation comes in the form of the Coach House, which is divided into two separate dwellings, and the Lodge, which is arranged as a comfortable three-bedroom detached family home. All the ancillary accommodation is finished and presented to a high standard, with stylish fittings and décor throughout.













*The Coach House*



*The Coach House*



*The Coach House*

#### *Outside*

The house and outbuildings are set within 31 acres of wonderful rolling grounds, which include beautiful landscaped and ornamental gardens and rolling parkland, as well as a splendid lake. The long driveway leads to the main house and a large parking area in front, with space for several vehicles. The driveway continues to the Coach House and several other outbuildings. The gardens at the rear and sides of the house include patio seating area, large beds filled with established shrubs and flowering perennials, and pristine lawns, bordered by hedgerows and trees. There is also a walled garden with a heated outdoor swimming pool, a sun terrace and a pool house, which is equipped with kitchen and shower facilities. A further walled area has a kitchen garden with a greenhouse and raised beds, which runs down to the picturesque lake. Beyond the lake there are rolling meadows and parkland, as well as mature woodland and a hard tennis court, enclosed by chain link fencing.

#### *Location*

The property occupies a beautiful rural setting just south of Kintbury and surrounded by beautiful rolling countryside of the Kennet Valley. The popular and attractive village of Kintbury is a bustling community in the heart of the North Wessex Downs National Landscape. The village has plenty of day-to-day amenities, including a post office and village store, a butcher, baker, doctor's surgery, primary school, and a mainline station (one hour to London Paddington). There are three pubs in the village. For further amenities, including shopping, leisure and recreational facilities, Hungerford is within four miles, while Newbury is also close-at-hand. Kintbury is surrounded by stunning countryside and there are superb walking, cycling and riding routes to be found right on the village's doorstep.





**Directions**

What3Words///shuffles.hurry.forced brings you to the property's driveway.

**General**

**Local Authority:** West Berkshire Council

**Services:** xxx

**Council Tax:** Forbury House Band H, Annexe Band A, Lodge Band D, Coach House Band F

**Tenure:** Freehold

**EPCs:** Forbury House Band F, Annexe Band D, Lodge Band E, Coach house Band D

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

**Rights of Way:** There is a public footpath which runs across the paddock.



### *Approximate Gross Internal Floor Area*

House: 1121sq.m. or 12066sq.ft.

*Coach House: 192sq.m. or 2067sq.ft.*

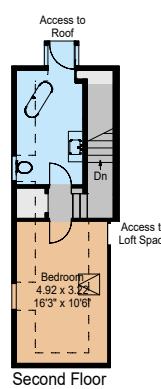
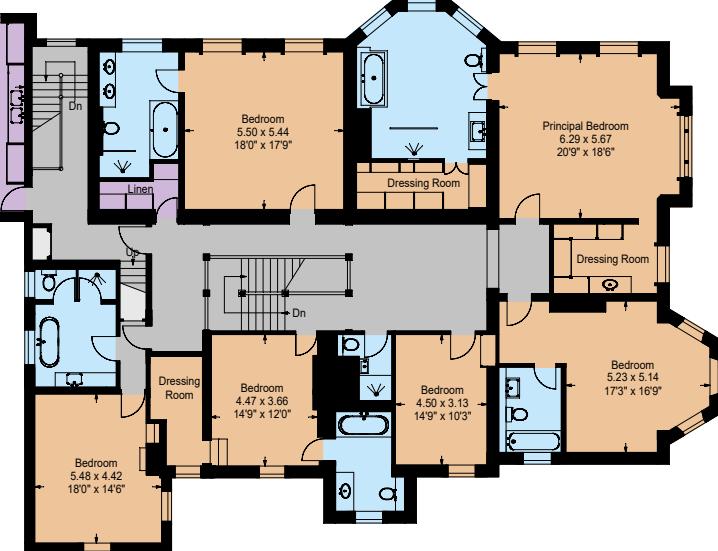
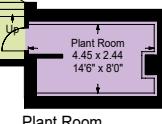
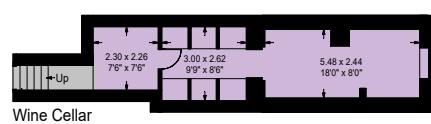
**Pool House: 46sq.m. or 495sq.ft.**

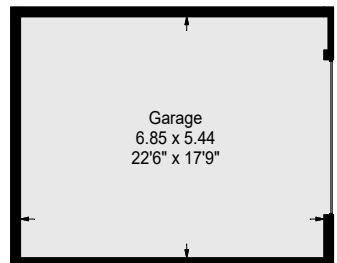
**Garage: 38sq.m. or 409sq.ft.**

Lodge: 127sq.m. or 1367sq.ft.

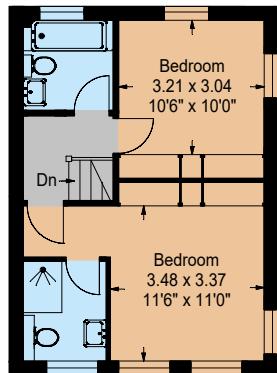
Total: 1524sq.m. or 16404sq. ft.

Total: 1324sq.m. or 18404sq.ft.

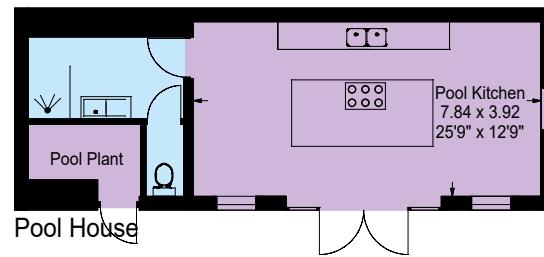




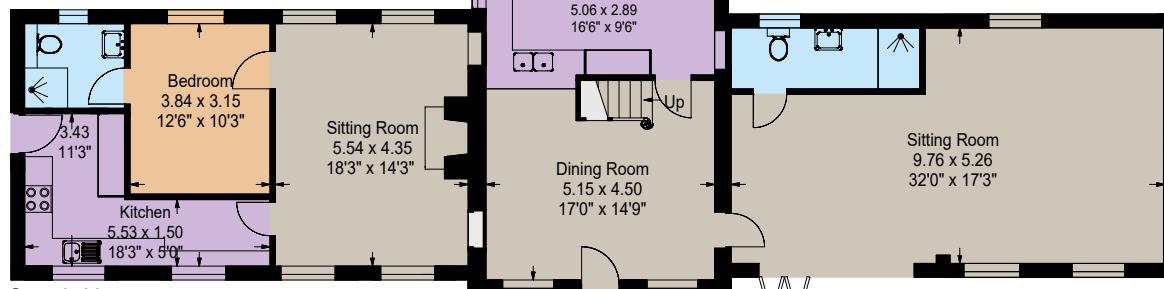
Garage



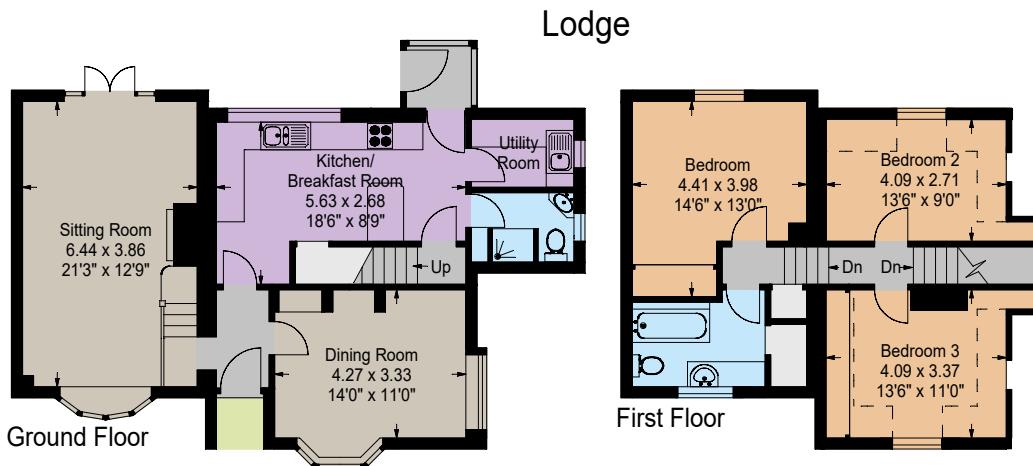
First Floor



Pool House

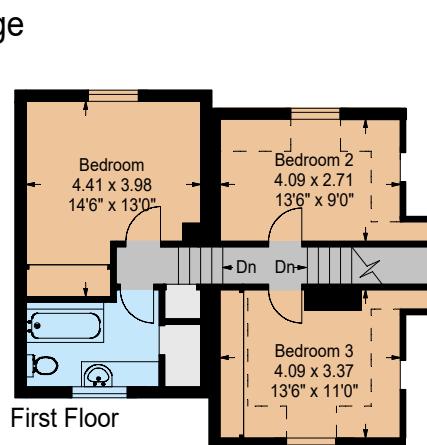


Coach House



Ground Floor

Lodge



First Floor



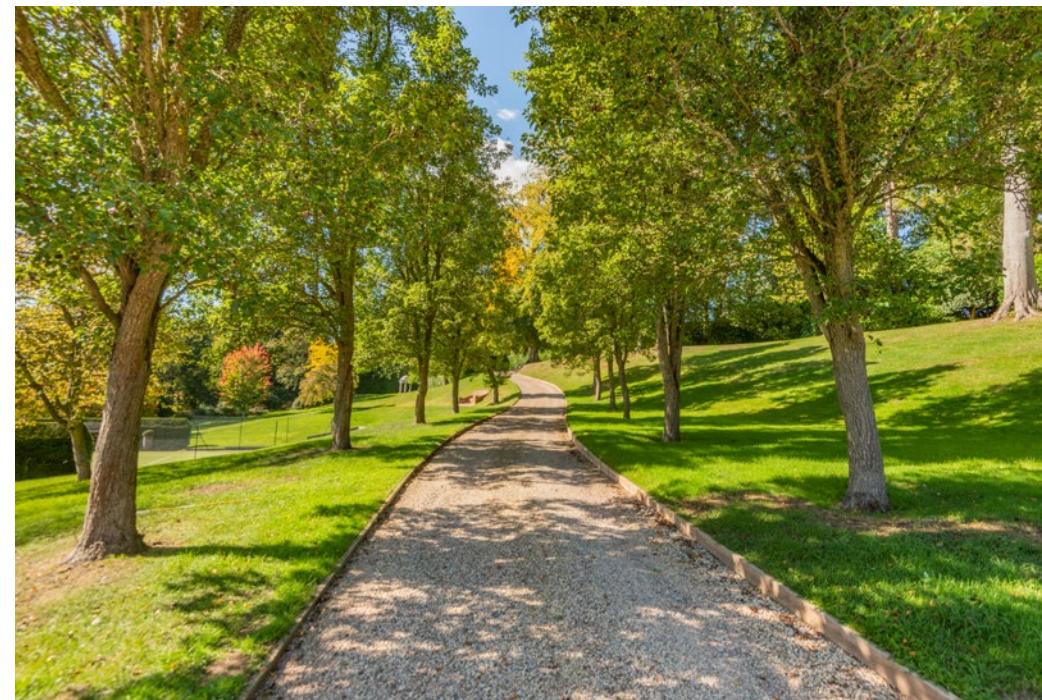
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A wide, green lawn is framed by a dense row of tall, mature trees on both sides. The trees have long, drooping branches and dark trunks. In the background, a red brick house with a white-framed window and a chimney sits atop a grassy hill. The sky is clear and blue.

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