



Rotherwood

Donnington, Newbury, West Berkshire



BNP PARIBAS GROUP

A substantial period family house with large garden and tennis court in a very convenient location close to Newbury

An impressive detached house providing extensive accommodation, a wealth of handsome original details and elegant, stylish interiors.



4 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



IN AND OUT GRAVEL DRIVEWAY



GARDEN AND TENNIS COURT



FREEHOLD



VILLAGE/TOWN



5,723 SQ FT



**GUIDE PRICE
£1,950,000**



The Property

Rotherwood is a handsome period house offering more than 5,700 sq ft that has been tastefully restored by the current owners retaining many of the period features that you would expect of this era. The property benefits from well proportioned rooms, high ceilings, attractive corning, and numerous large windows providing plenty of natural light. The flexible layout offers the potential to divide the property into a main house and a separate two-bedroom apartment if desired. There is a magnificent entrance hall with an elegant and well-proportioned drawing room and dining room to either side, both with south west facing bay windows and open fireplaces. The dining room has French doors opening onto the garden, as does the delightful dual aspect morning room. In addition there is a cosy sitting/family room off the kitchen/breakfast room. The spacious kitchen/breakfast room has an attractive solid oak floor and is fitted with a range of bespoke cabinets, a central island, butlers sink, and an Aga cooker. In addition, there is a large utility room, laundry and cloakroom on the ground floor, as well as a cellar. The elegant staircase leads

up to the first floor which is equally spacious and well proportioned. There are six double bedrooms and four bathrooms, including a magnificent principal bedroom with en suite bathroom. Two of the bedrooms and one bathroom are located in the rear wing of the house, and can be separated by an internal door if required. There is also a secondary kitchen in the rear wing.

Outside

Rotherwood is approached across a gravel 'in and out' driveway providing plenty of parking in front of the property. The generous sized garden wraps around the house and is mainly laid to lawn enclosed by mature trees and established hedgerows on all sides creating privacy and seclusion. There is a sheltered, sunny south-facing terrace accessed from the kitchen/breakfast room for outside entertaining, and a smaller south-facing terrace accessed via the dining room. The tennis court is located to one side of the garden.











Location

The property is situated in a highly convenient location in Donnington, a small village on the northern edge of the market town of Newbury. The area is surrounded by beautiful countryside and offers the options of walking, riding, cycling, golf and fishing. Donnington itself provides good local amenities including a primary school and popular pub, and extensive further facilities can be found in nearby Newbury which caters for most day to day needs, and includes a wide choice of shops, cafes and restaurants, and supermarkets including Waitrose, Sainsbury's, Tesco, Aldi and Lidl. There is a choice of leisure facilities in the area including a cinema, the Watermill Theatre, several health clubs and gyms, horse racing, two golf courses and fishing on the rivers Kennet and Lambourn. Communications in the area are excellent, with easy access to the A34 and M4 (J13), and fast train services from Newbury into London Paddington. There is also a wide choice of highly regarded schools in the area.

Distances

- Newbury 2 miles
- Hungerford 9 miles
- Wantage 12 miles
- Reading 13 miles
- Marlborough 18 miles
- Oxford 26 miles

Nearby Stations

- Newbury (Paddington from 40 mins)

Key Locations

- Newbury Racecourse
- Watermill Theatre

Nearby Schools

- Horris Hill, Cheam, Elstree, Brockhurst
- Downe House
- Radley College
- Bradfield College
- Marlborough College
- Mary Hare School for the Deaf





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

House internal area 5,723 sq ft (532 sq m)
For identification purposes only.

Directions

RG14 3BE

what3words: ///endlessly.boot.outermost

General

Local Authority: West Berkshire Council

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

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

Council Tax: Band G

EPC Rating: E

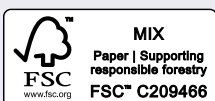
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