

# Pembroke House

Burghclere, Hampshire





# A magnificent contemporary country house set in extensive gardens and grounds with indoor swimming pool, tennis court, and stunning far reaching views

Pembroke House, Earlstone Common, Burghclere, Hampshire, RG20 9HN

Newbury town and station 5 miles (London Paddington from 40 mins),  
Kingsclere 5 miles, M4 (J13) 8 miles, Hungerford 14 miles,  
Reading 18 miles, Basingstoke 15 miles, London Heathrow 51 miles

## *Features:*

Reception hall | Drawing room | Dining room | Study  
Family room | Kitchen/breakfast room | Utility room  
Cloakroom  
7 Bedrooms | 6 Bathrooms

Indoor swimming pool | Tennis court | Triple garage  
Gym/office with adjoining shower room  
Oak framed barn and workshop

## Woodland

About 12.2 acres in all  
An additional 1.7 acres is available by separate negotiation









### *The property*

Pembroke House is a magnificent modern country house of over 5,200 sq ft set in extensive grounds and situated in a highly convenient location close to excellent road and rail communications, local amenities, and a choice of highly regarded schools. The property was built in 1996 and benefits from modern design and insulation including double glazed windows throughout, and has been well maintained by the current owners.

Pembroke House is approached through smart wrought iron gates across a sweeping driveway culminating in front of an impressive pillared portico entrance. The interiors of the property have been stylishly designed with a neutral colour palette throughout creating clean lines and a sleek appearance. There are numerous large windows which fill the house with natural light adding to the appeal.

The impressive reception hall has a central staircase, and leads though to all the reception rooms, creating an excellent flow and a fantastic entertaining space. The drawing room and dining room both face south overlooking the gardens and grounds, and both have French doors opening onto the terrace, and wonderful views. In addition there is a generous sized study, and a family room. The kitchen/breakfast room is fitted with a range of bespoke units, a central island and an Aga range cooker, and there is plenty of space for a dining table. This room also has a fabulous outlook across the gardens. A utility room and cloakroom adjoin the kitchen, and there is a second cloakroom off the main hall.

The attractive turning staircase leads up to the first floor where there are five good sized bedrooms, all with en suite bathrooms/shower rooms. There are two further bedrooms on the second floor, and a family bathroom. The bedrooms overlooking the gardens on the first floor have French doors and Juliet balconies, and all have spectacular far-reaching views.



















### ***Gardens and Grounds***

The fabulous formal landscaped gardens surround the house and have been beautifully designed to encompass the stunning south-facing aspect. A series of stone and gravel paths criss-crosses the main terrace, cleverly softened with yew topiary, smart clipped lawns and herbaceous planting, and edged with rows of attractive amelanchier trees. Steps from the terrace lead down to a large flat lawn, ideal for entertaining and children's activities. The grounds extend to approximately 12.2 acres and include a substantial area of woodland.

There is an indoor swimming pool with changing room, shower and WC, and a tennis court which is well screened from the rest of the garden. The outbuildings include an oak framed barn and workshop, and there is also a triple garage with a large room above, currently used as a gym, also ideal as a games room or office. There are also two spiral wine cellars in the garage building.

### ***Location***

Pembroke House is situated in a convenient and accessible location, close to Newbury and benefitting from the extensive range of facilities available in the town, as well as the beautiful surrounding countryside. The smaller village of Kingsclere is also nearby and provides a very good range of local amenities. Newbury offers a wide choice of shops, cafes, restaurants and pubs in the high street and market place, as well as larger supermarkets, including Waitrose, on the edge of the town. There is a choice of leisure activities on offer including Newbury racecourse, several nearby golf courses, and the Watermill and Corn Exchange theatres. Road and rail communications are excellent with easy access to the A34 and M4 linking with London, Heathrow Airport and the west country, and direct train services from Newbury into London Paddington. There is a wide choice of highly regarded schools in the area including Cheam, Horris Hill, Elstree, Thorngrove, Downe House, Bradfield College and St Gabriel's.





### ***Directions***

RG20 9HN

What3words: ///attracts.cuddling.similar

### ***General Information***

#### ***Local Authority***

Basingstoke and Deane Borough Council

Tel: 01256 844844

#### ***Services***

Mains electricity and water.

This property has a private drainage system via a modern treatment plant.

Oil-fired central heating.

Fibre broadband.

#### ***Agents Note***

An additional lot is available of approximately 1.7 acres which is a possible development opportunity. Please ask the agent for more information.

#### ***Planning permission***

Planning permission was previously granted for an impressive two storey extension which considerably enlarges the size of Pembroke House. Planning ref: 16/02708/HSE. Interested parties are requested to make their own enquiries of the local planning authority

#### ***Mobile and Broadband checker:***

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

***Council Tax: Band H***

***EPC Rating: C***

***Tenure: Freehold***

***Guide Price: £4,750,000***





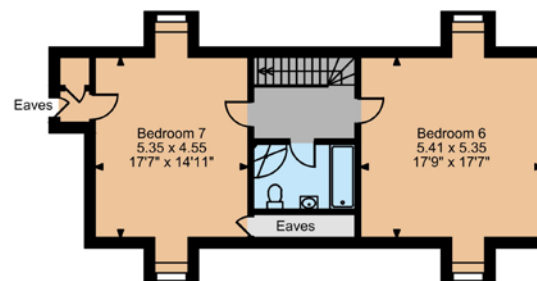
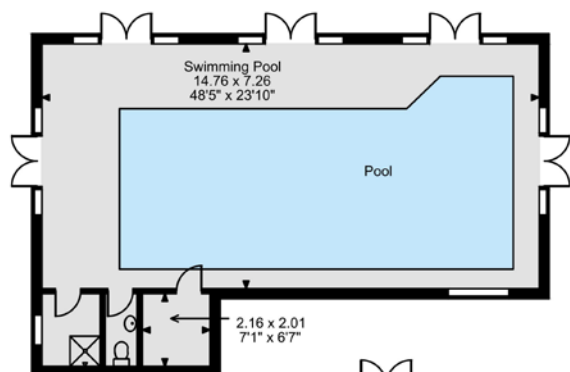
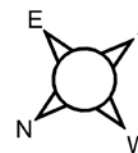
# *Floorplans for Pembroke House*

*Main House internal area 487 sq m (5,245 sq ft)*

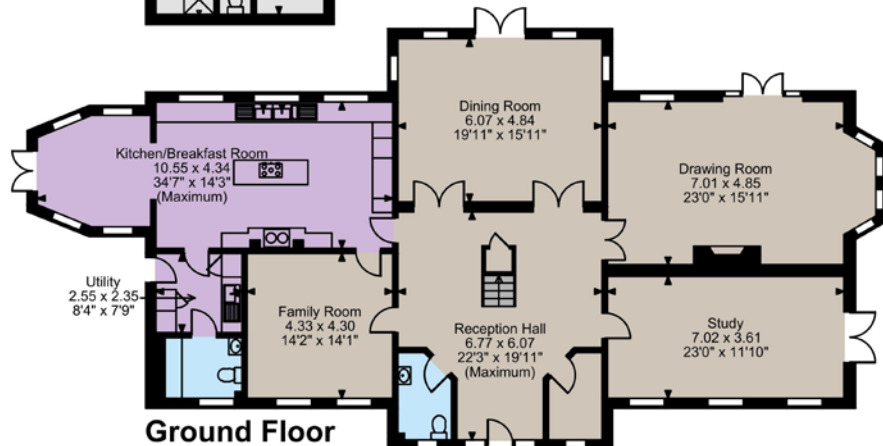
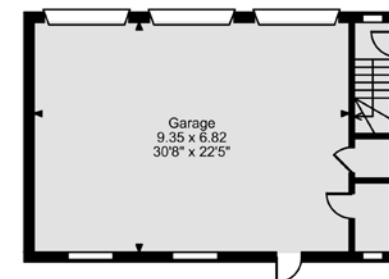
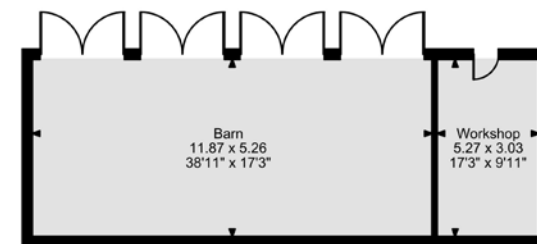
*Garage internal area 68 sq m (731 sq ft)*

*Outbuilding internal area 258 sq m (2,782 sq ft)*

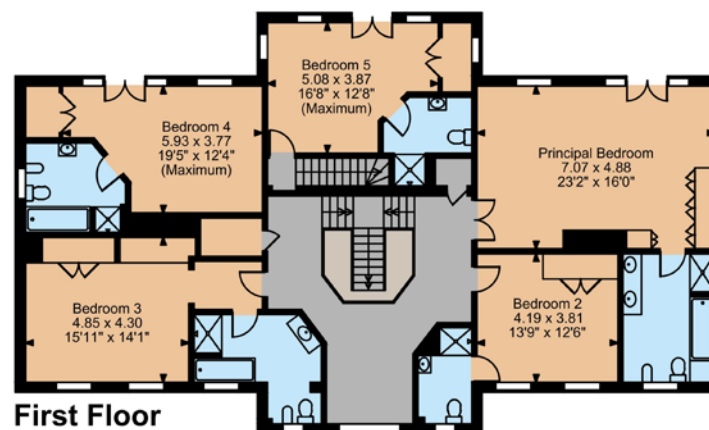
*Total internal area 814 sq m (8,758 sq ft)*



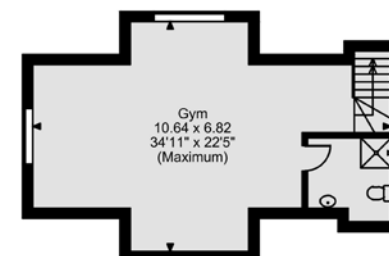
**Second Floor**



**Ground Floor**



**First Floor**



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

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