

Oakwood House
East Woodhay
Hampshire



Strutt
& Parker

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Total 4,350 sq ft (404 sq m) | Freehold
5 bedrooms | 4 reception rooms | 4 bathrooms
One-bedroom annexe | Paddock | Stables | Garage
Approx 2.41 acres

Guide price £1,525,000



An attractive and substantial country house with extensive ancillary accommodation, garaging and outbuildings, set within a private and secluded position on the edge of Ball Hill.

Oakwood House is an appealing country house occupying a wonderfully private position within the rural parish of East Woodhay, surrounded by mature trees and countryside. The property offers well-proportioned and versatile accommodation extending to approximately 2,991 sq. ft, together with a detached annexe of approximately 584 sq. ft, a substantial garage and range of adjoining stables and outbuildings.

The main house has a warm and traditional character, with attractive brick elevations beneath a tiled roof and a well-considered layout suited to both family life and entertaining. The ground floor centres around a generous entrance hall, with several well-proportioned reception rooms. A particularly impressive sitting room extends to over 18ft in length and enjoys a pleasant outlook over the surrounding grounds, while the dining room provides a further formal or informal entertaining space.

The kitchen/breakfast room occupies a generous part of the ground floor and has direct access to the garden, creating an enviable flow between house and garden. A separate snug provides a more intimate secondary reception space, while a cloakroom and useful ancillary areas complete the ground floor.

On the first floor are five bedrooms, including a particularly spacious principal bedroom with an adjoining bathroom, together with four further bedrooms and an additional family bathroom. The accommodation provides considerable flexibility, whether configured for a family or adapted to provide guest, study or home-working space.

A significant feature of Oakwood House is the range of ancillary accommodation and outbuildings. The detached annexe extends to approximately 584 sq. ft and provides a bedroom, bathroom, kitchen and additional office/living space, making it ideally suited to independent accommodation for guests, extended family or staff.

The property also benefits from a substantial garage together with three stables. These buildings provide excellent storage and garaging facilities and will appeal particularly to those seeking a property with genuine ancillary and equestrian potential.

Oakwood House is approached over a gravel driveway which opens into a generous parking and turning area. The grounds are predominantly laid to lawn and enclosed by mature trees, established planting and hedging, creating a high degree of privacy. The gardens have a distinctly rural character, with areas of lawn and terrace providing attractive settings for outdoor entertaining and enjoying the surrounding landscape. There is also a paddock extending to approximately 2 acres. **Note:** there is a public right of way along the far boundary of the paddock.







Location

Oakwood House is situated in Ball Hill, one of several small hamlets making up the very popular parish of East Woodhay, close to Newbury. There is a great local community, a pub in the village itself, and further amenities can be found in nearby Kintbury or Woolton Hill, both of which have a primary school and doctors' surgery. Ball Hill is situated in an Area of Outstanding Natural Beauty, close to the famous Wayfarers Way, and is surrounded by fantastic countryside providing access to wonderful walking, riding and cycling opportunities. Newbury offers extensive amenities including various large supermarkets, numerous restaurants and cafes and a wide selection of shopping, as well as racing at Newbury racecourse, various golf courses and the Watermill Theatre. Ball Hill is a highly convenient location, with easy access to the facilities of Newbury itself, as well as Newbury station and the A34/M4/M3 linking with London and the west country. Newbury station provides a direct train service into London Paddington. There is a wide choice of highly regarded schools in the area including Woolton Hill Primary School, Thorngrove, St Bartholomew's, St Gabriel's, Bradfield College and Downe House.

Postcode region: RG20

General

Local Authority: Basingstoke & Deane Borough Council

Services: Mains services water and electric, oil fired central heating. Compliant private drainage.

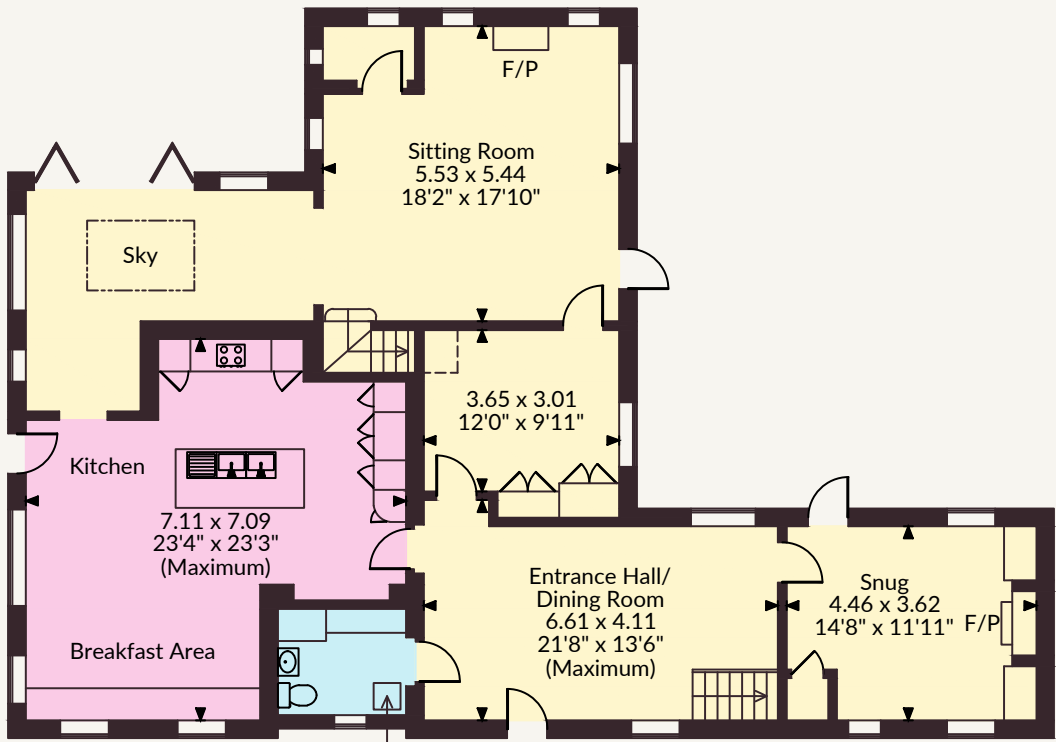
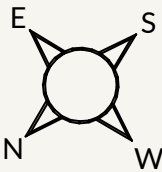
Council Tax:
Main House: Band G
Annexe: Band A

EPC Rating:
Main House: E
Annexe: F

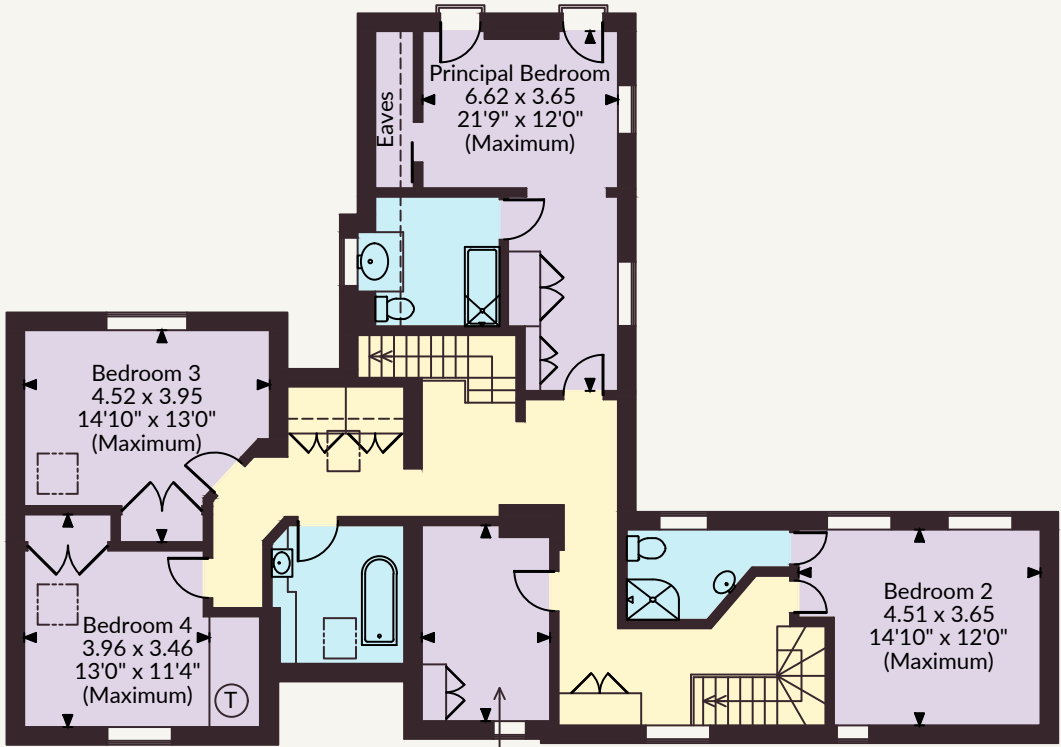
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



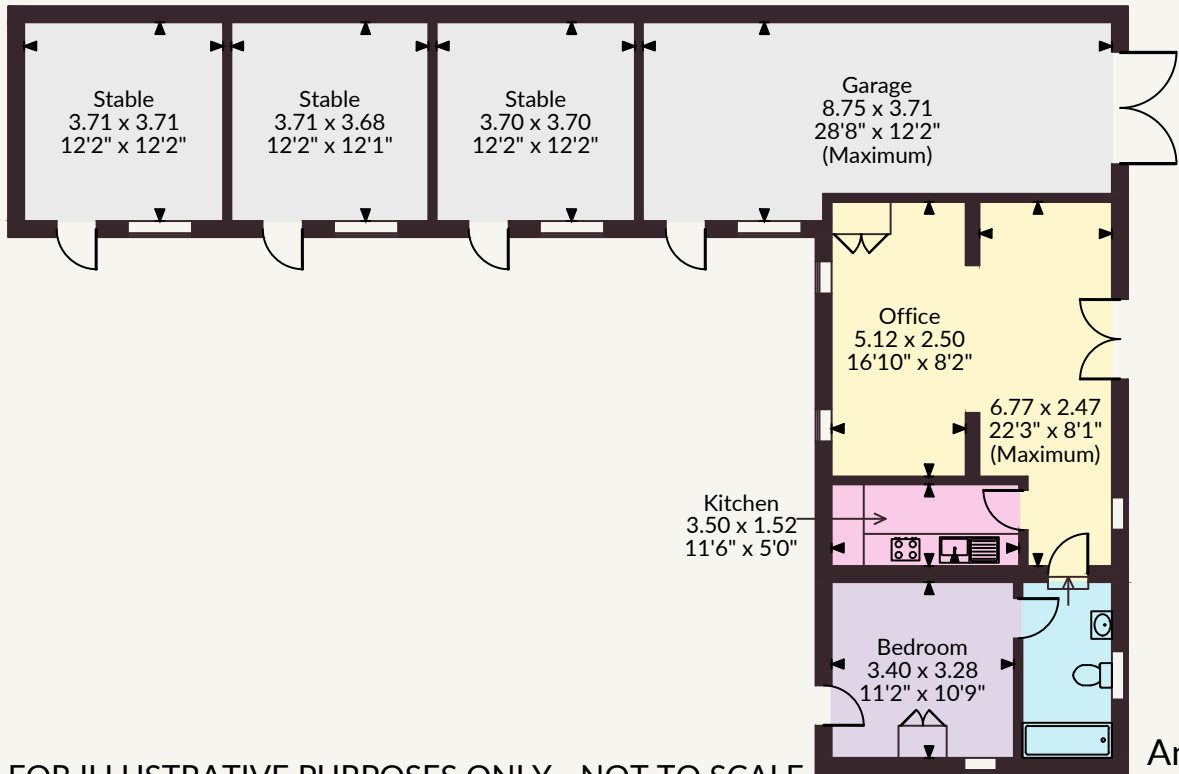
Oakwood House, Ball Hill, Newbury
Main House internal area 2,991 sq ft (278 sq m)
Garage internal area 320 sq ft (30 sq m)
Stables internal area 455 sq ft (42 sq m)
Annexe internal area 584 sq ft (54 sq m)
Total internal area 4,350 sq ft (404 sq m)



Ground Floor



First Floor



Annexe

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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