



Biggs Hill

Enborne, Newbury, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive period house set in beautiful grounds of over 3 acres in a highly accessible location with wonderful views

A substantial family house with swimming pool, stable complex with 6 loose boxes, paddocks, manege and shepherd's hut



4-5 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



GARAGE AND STABLES



APPROX 3.51 ACRES



FREEHOLD



RURAL/VILLAGE



4,942 SQ FT - 6,164 SQ FT



GUIDE PRICE £2,200,000



The property

Biggs Hill House is a fine and valuably unlisted period family house of approaching 5,000 sq ft. The house has fantastic spacious accommodation filled with natural light, and wonderful views over the attractive landscaped gardens. There is a reception hallway with bespoke half-height panelling and smart natural oak flooring. The house centres around the stunning 35ft kitchen/breakfast room which flows seamlessly into the orangery with double French doors opening onto the south-west facing garden terrace. The kitchen is well fitted with a range of bespoke units, a 4 oven Aga range cooker and central island breakfast bar. Beyond the kitchen is a pantry, utility room and boot room with adjacent WC. The reception space at Biggs Hill is generous and versatile comprising three reception rooms in addition to the orangery and office/study. There is a charming sitting room in the oldest part of the house with double bay windows and a wood burning stove, and there is also a more casual family room, linking with the orangery, with a wood burning stove and lovely south westerly orientation with views down the sweeping lawns. In addition there is a large

games room and a study. On the first floor there is an impressive principal bedroom suite with large ensuite bathroom with double shower and free-standing bath. There are five further double bedrooms and four further bathrooms.

Outside

The gardens, grounds and paddocks extend to just over 3.5 acres and are fully mature and provide a wonderful backdrop to the house. The garden is focused on large sweeping lawns, with mixed borders offering seasonal interest and generous natural stone terraces by the house itself. There is a swimming pool with stone terracing surround which is easily accessed from the house. A stable block offers equestrian options to complement the paddocks and manege, or can be utilised as garden outbuildings as required. The grounds are flexible and the equestrian element of the property can be used as desired. Towards the bottom of the garden is a shepherd's hut overlooking a charming garden pond. The property is approached from the village lane across a gravel driveway leading to a parking area beside the garage.











Location

Biggs Hill House is set in extensive grounds on the edge of Enborne, a popular village to the south west of Newbury within the North Wessex Area of Outstanding Natural Beauty. The village is surrounded by beautiful rolling countryside offering wonderful opportunities for walking, riding and cycling. There is a thriving local community, with a pub and small garage at Ball Hill, and an excellent range of local amenities can be found at nearby Wash Common. Newbury itself provides further facilities catering for most day to day needs, with an extensive range of shopping and leisure facilities including Waitrose and Tesco superstores, the Watermill Theatre at Bagnor, and Newbury racecourse.

The property is highly accessible with easy access to the A34 and M4, linking with London and the west country, and there is a direct train service from Newbury into London Paddington. There is a wide choice of highly regarded schools in the area.

Distances

- Newbury 4 miles
- M4 (J13) 10 miles
- A34 0.2 miles
- Hungerford 8 miles
- Whitchurch 12 miles

Nearby Stations

- Newbury (Paddington from 40 mins)
- Whitchurch (Waterloo from 59 mins)

Nearby Schools

- Thorngrove
- Horris Hill
- Cheam
- Elstree
- Downe House
- Bradfield College
- St Gabriel's





Floorplans
 House internal area 459 sq m (4,942 sq ft)
 Garage internal area 29 sq m (315 sq ft)
 Stables internal area 84 sq m (907 sq ft)
 Total internal area 573 sq m (6,164 sq ft)
 For identification purposes only.

Directions
 Post Code RG20 OJR

what3words: ///butterfly.founding.mango

General
 Local Authority: West Berkshire Council

Services: Mains electricity and water. This property has a newly installed private drainage system which complies with current regulations.

Oil-fired central heating.

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

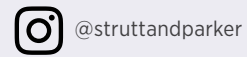
Council Tax: Band H

EPC Rating: D

The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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