

Haycroft Copse, Folly Road,
Inkpen, West Berkshire



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**2,577 sq ft (239.4 sq m) | Freehold
5 bedrooms | 4 reception rooms
3 bathrooms | Wonderful rural views**

Guide price £1,750,000

**A beautifully secluded country home
set within one of West Berkshire's
finest landscapes**

Hidden within approximately 1.1 acres of mature gardens between the sought-after villages of Inkpen and Kintbury, Haycroft Copse occupies one of the most enchanting settings in the North Wessex Downs. Surrounded by rolling pasture, magnificent specimen trees and uninterrupted countryside, it offers a rare combination of complete privacy, generous family accommodation and an exceptional connection with the landscape.

Many country homes enjoy fine views. Few enjoy such a seamless relationship between house, garden and landscape. Rather than simply overlooking the countryside, Haycroft Copse feels part of it. The gardens blend almost imperceptibly into the surrounding countryside, creating an extraordinary sense of peace and seclusion where the changing seasons become part of everyday life.

Extending to approximately 2,577 sq ft (239 sq m), the house has been thoughtfully arranged to provide spacious and versatile accommodation for modern family life. At its heart is a generous kitchen, complemented by bright reception rooms that enjoy a wonderful connection with the gardens and surrounding countryside.

The ground floor provides generous and flexible living accommodation, together with a guest bedroom and adjoining shower room, offering excellent versatility for family life, visiting guests or multi-generational living. The first floor comprises four further double bedrooms, including a generous principal bedroom, all enjoying excellent natural light and attractive views across the gardens and countryside beyond.

The property is approached via a private gravel driveway leading to an integral garage and ample parking. The gardens extend to approximately 1.1 acres and are predominantly laid to lawn, framed by mature hedging, magnificent specimen trees and established planting. Beyond, open pasture leads naturally into the surrounding countryside, with the North Wessex Downs providing a beautiful backdrop to magnificent sunsets across the western horizon.

Agents Note
Haycroft Copse is available either individually or together with the neighbouring Bellbury House site, for which full planning permission has been granted for an exceptional new country house set within approximately five acres of gardens, grounds and woodland. Together, the properties present a rare opportunity that would be extremely difficult to replicate, creating exceptional flexibility for multi-generational living, while allowing each house to retain its own privacy, setting and individual character.

Location

Haycroft Copse is situated between the sought-after villages of Inkpen and Kintbury, within the North Wessex Downs National Landscape, an area renowned for its rolling countryside, ancient woodland and extensive network of footpaths, bridleways and cycle routes.

The property enjoys an exceptional balance of rural seclusion and accessibility. Central London is approximately 1 hour 20 minutes by road, while nearby Kintbury and Hungerford stations provide regular direct rail services to London Paddington. Communications are excellent, with convenient access to the M4 and A34, providing links to London, Oxford, the West Country and beyond.

Inkpen has a thriving village community with a well-regarded primary school, the popular Crown & Garter public house and an active village hall. Nearby Kintbury offers a village shop and post office, two pubs, a doctor's surgery, primary school and railway station. The nearby market towns of Hungerford, Marlborough and Newbury provide an excellent range of shopping, cafés, restaurants and everyday amenities.

The area is particularly well served by an outstanding selection of schools, including Inkpen Primary School, Cheam, Elstree, Farleigh, Downe House, St Gabriel's, Bradfield College and Marlborough College.

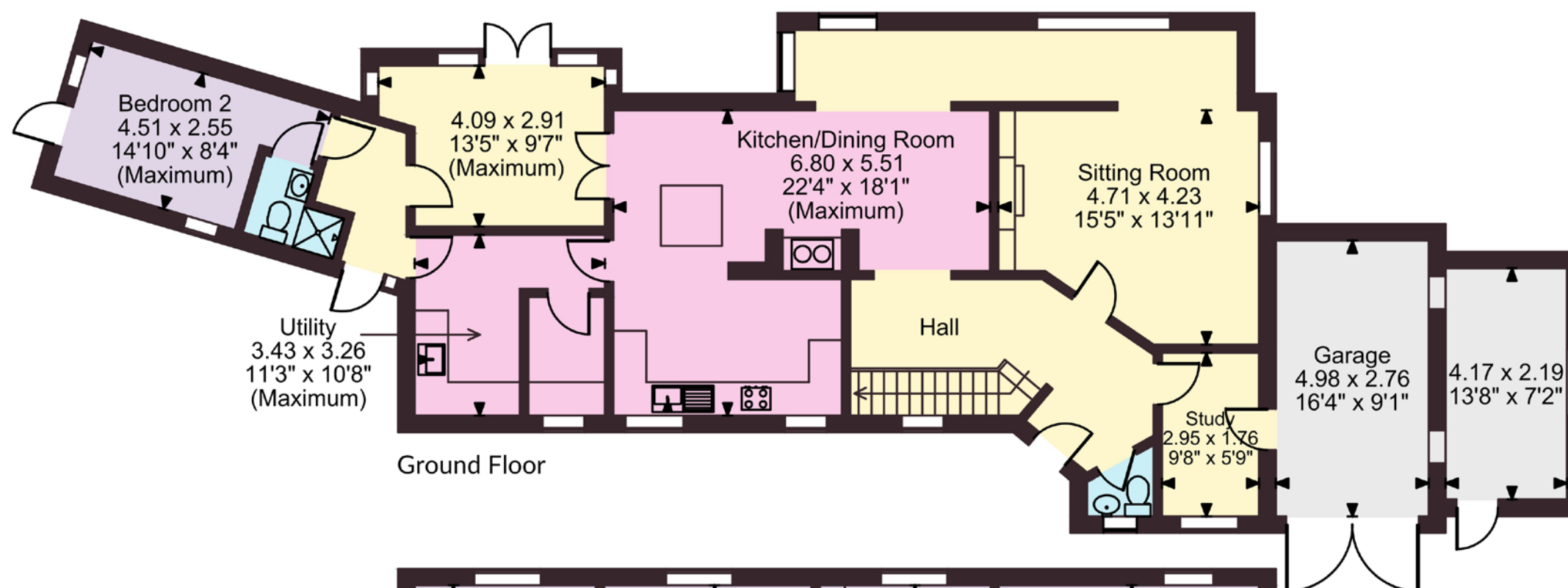
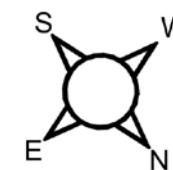
General

Local Authority: West Berkshire Council
Services: Mains services electricity and water. Oil fired central heating. This property has a private drainage system which may not comply with current regulations. Further details available from the agent.
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

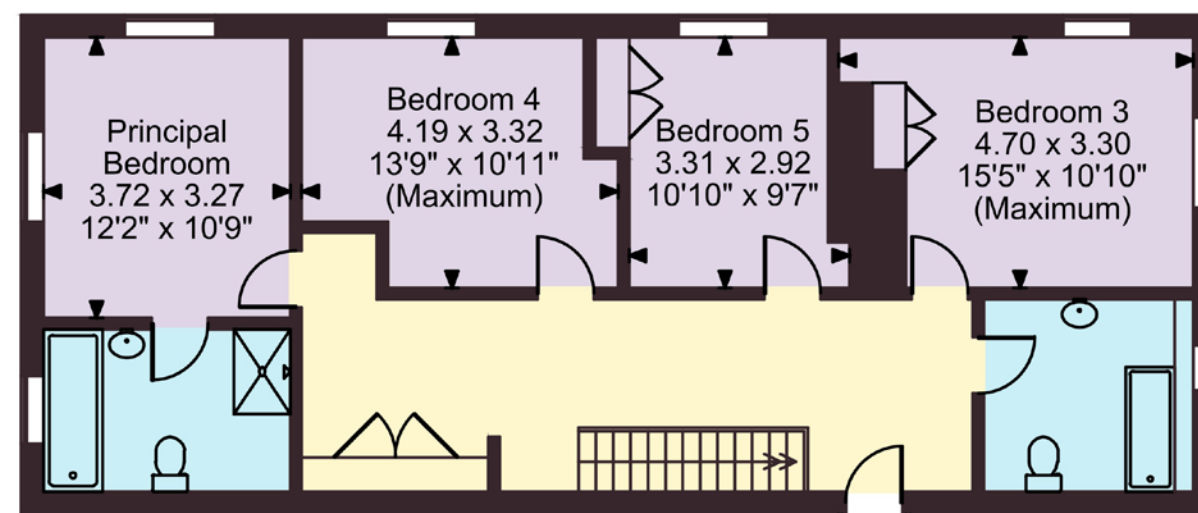
Agents Note
The furniture shown in these images has been digitally staged.



Haycroft Copse, Folly Road, Inkpen, Hungerford
Total internal area 293 sq m (2,577 sq ft) (Including Garage)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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