

Arnage House, Garden Close Lane,
Newbury, West Berkshire



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& Parker

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4,652 sq ft (432 sq m) | Freehold
7 bedrooms | 4 reception rooms
4 bathrooms | Beautifully maintained garden
Prestigious location on the edge of Newbury

Guide price £1,695,000



A magnificent detached contemporary family house in one of Newbury's most sought-after locations, offering seven double bedrooms and an enviable woodland backdrop

Built in the elegant Georgian style, Arnage House is an impressive family home that combines timeless architecture with generous proportions and beautifully designed living spaces. A grand sweeping staircase rises from the impressive reception hall to a striking galleried landing, where a glazed roof lantern floods the interior with natural light, creating a wonderful sense of space.

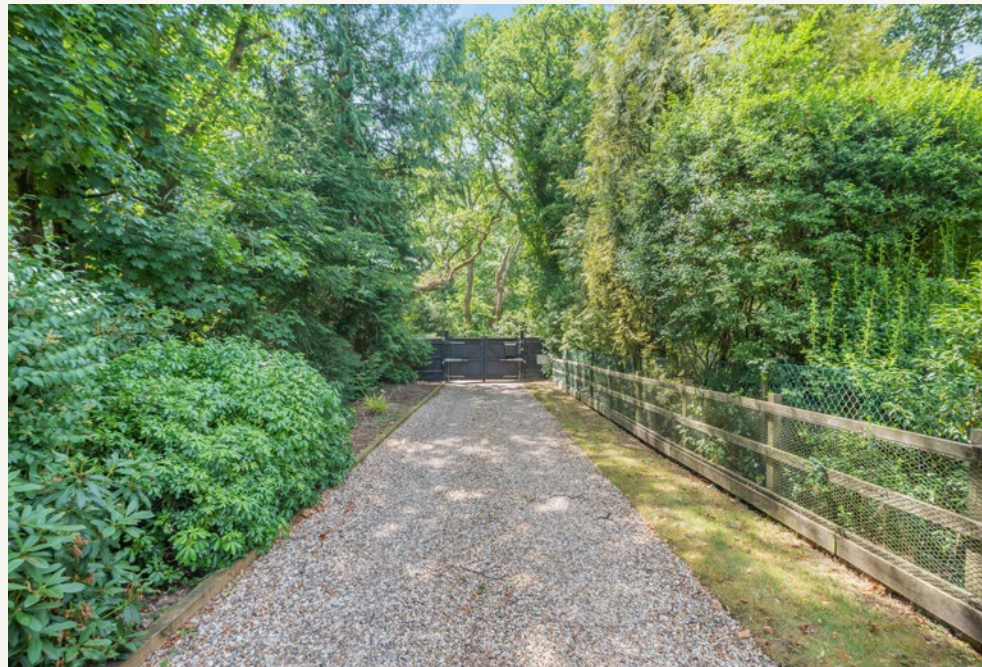
The welcoming entrance hall, complete with built-in storage, leads into the impressive reception hall, providing access to the principal living areas. At the heart of the home is a superb open-plan kitchen and breakfast room, enjoying delightful views across the rear garden. French doors open directly onto the terrace, creating a seamless connection between indoor and outdoor living. The formal dining room sits perfectly between the kitchen and the elegant drawing room, offering an excellent flow for both family life and entertaining. Across the hall, a cosy snug provides a more relaxed living space, while a well-appointed utility room and cloakroom complete the ground floor accommodation.

The first floor features an impressive principal bedroom suite with a walk-in wardrobe and a luxurious en suite bathroom incorporating twin wash basins. There are four further generously proportioned double bedrooms on this floor, one of which benefits from its own en suite shower room, together with a spacious family bathroom. All three bathrooms are beautifully appointed with contemporary floor-to-ceiling tiling, separate walk-in showers and high-quality sanitary ware.

The second floor provides two additional double bedrooms, a shower room and a spacious galleried landing, ideal for use as a study or reading area. This floor also offers excellent potential to function as a self-contained guest suite, providing flexible accommodation for extended family or visitors.

To the rear, a substantial paved terrace provides the perfect setting for al fresco dining and summer entertaining. Beyond, the beautifully maintained garden is predominantly laid to lawn, complemented by well-stocked borders, mature trees and shrubs. Backing directly onto extensive woodland, the garden enjoys an exceptional degree of privacy and a peaceful natural outlook.



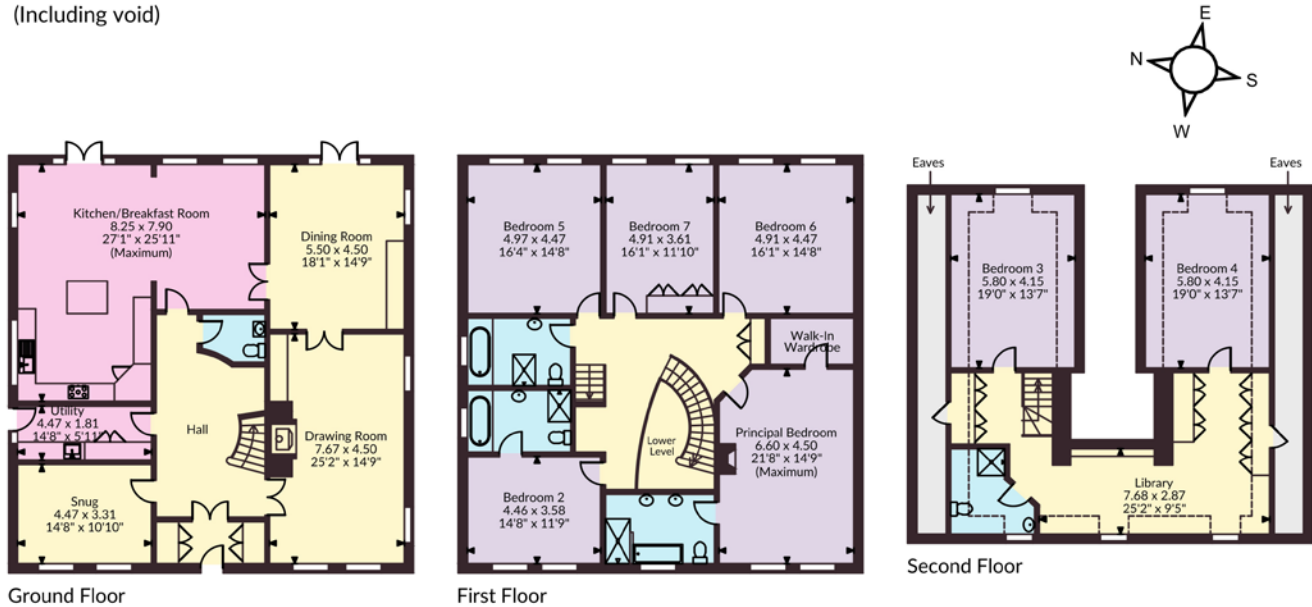


Location

The property is situated close to the historic and highly sought after market town of Newbury. The town is a pleasant destination offering a wide range of shopping and leisure facilities including a great choice of restaurants, pubs and shops. There are also larger supermarkets including Waitrose on the edge of the town and a Marks & Spencer at the retail park. There are also leisure activities on offer with Newbury racecourse and several golf courses nearby. The area benefits from fast transport links including Newbury station offering regular trains to central London in around 40 minutes and the nearby M4 and A34 also offers easy access to Reading, London and the West Country. There are excellent independent and state schools in the area, including St. Gabriel's, Thorngrove, Cheam, Elstree, Downe House, Falkland Primary School, Park House School and St Bartholomew's to name a few.



Arnage House, Garden Close Lane, Newbury
Internal area 4,652 sq ft (432 sq m)
(Including void)



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

Local Authority: West Berkshire Council
Services: Mains supply gas, electric water and drainage.
Council Tax: Band: H
EPC Rating: C
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



Newbury

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Particulars prepared June 2026



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