

Crux House
Kintbury, West Berkshire



Strutt
& Parker

Land and property. Since 1885.



6 bedrooms | 4 bathrooms | 3 reception rooms

Attached 2 bedroom annexe

Beautiful gardens | Double carport | Approximately 1 acre

Freehold | 4,835 sq ft

Guide price £2,150,000



A beautifully designed contemporary village house of almost 5000 sq ft with wonderful gardens, just off the High Street in Kintbury

Crux House is a fantastic village house of generous proportions in a highly convenient location on the edge of Kintbury, and with fabulous secluded gardens behind. The property has been beautifully maintained and has stylish and elegant interiors providing spacious and comfortable accommodation.

There is a large, light filled reception hall which leads to all the main reception rooms, including the drawing room which benefits from an open fireplace with attractive mantelpiece surround, large sash style windows, French doors opening directly onto the garden terrace, and a fantastic outlook across the garden. There is also a sitting room next to the kitchen which could serve as a dining room or family room if required, with an open fireplace and garden views, as well as a study/home office. The stunning kitchen is well fitted with a range of smart bespoke cabinets, a large central island and an Aga range cooker, and flows into a large breakfast/dining room end with a roof lantern filling the room with natural light. The kitchen also has direct access to the garden, and leads through to a large utility/laundry room. There is also a spacious boot room and cloakroom.

The accommodation at Crux House is very versatile, and includes two bedrooms with en suite bathrooms on the ground floor. In addition, there is a housekeeper's flat on the ground floor comprising a kitchen/dining room, two bedrooms and bathroom.

Stairs in the reception hall lead upstairs to the first floor where there is a generous bedroom suite with en suite bathroom and dressing room, currently used as the principal bedroom. There is also a further bedroom on this floor. There are wonderful green rural views across the garden to the rear, which is a particular delight bearing in mind the village setting.

Outside

The beautiful gardens at Crux House are fully mature and create a peaceful and secluded environment. A south-facing natural stone terrace wraps around the back of the house and flows onto smart clipped lawns, edged with borders of catmint and English roses. The lawns are interspersed with specimen trees for year round interest and there is a more formal area to one side with pleached hornbeam and mixed borders. The house itself is covered with scented climbing plants, and the garden backs onto fields providing a delightful outlook. There are two greenhouses and a useful garden store.

At the front, Crux House is approached via a gravel driveway and there is parking for a number of cars. There is also a large green oak framed double carport/garage.





Location

Crux House is situated close to all the convenient local amenities Kintbury has to offer, and is surrounded by beautiful rolling countryside offering wonderful walking and riding opportunities. There is a thriving local community and an excellent range of local facilities in the village itself including a village shop, delicatessen, doctors' surgery, primary school, popular pub and sports and leisure centre, as well as a station providing a direct train service into London Paddington.

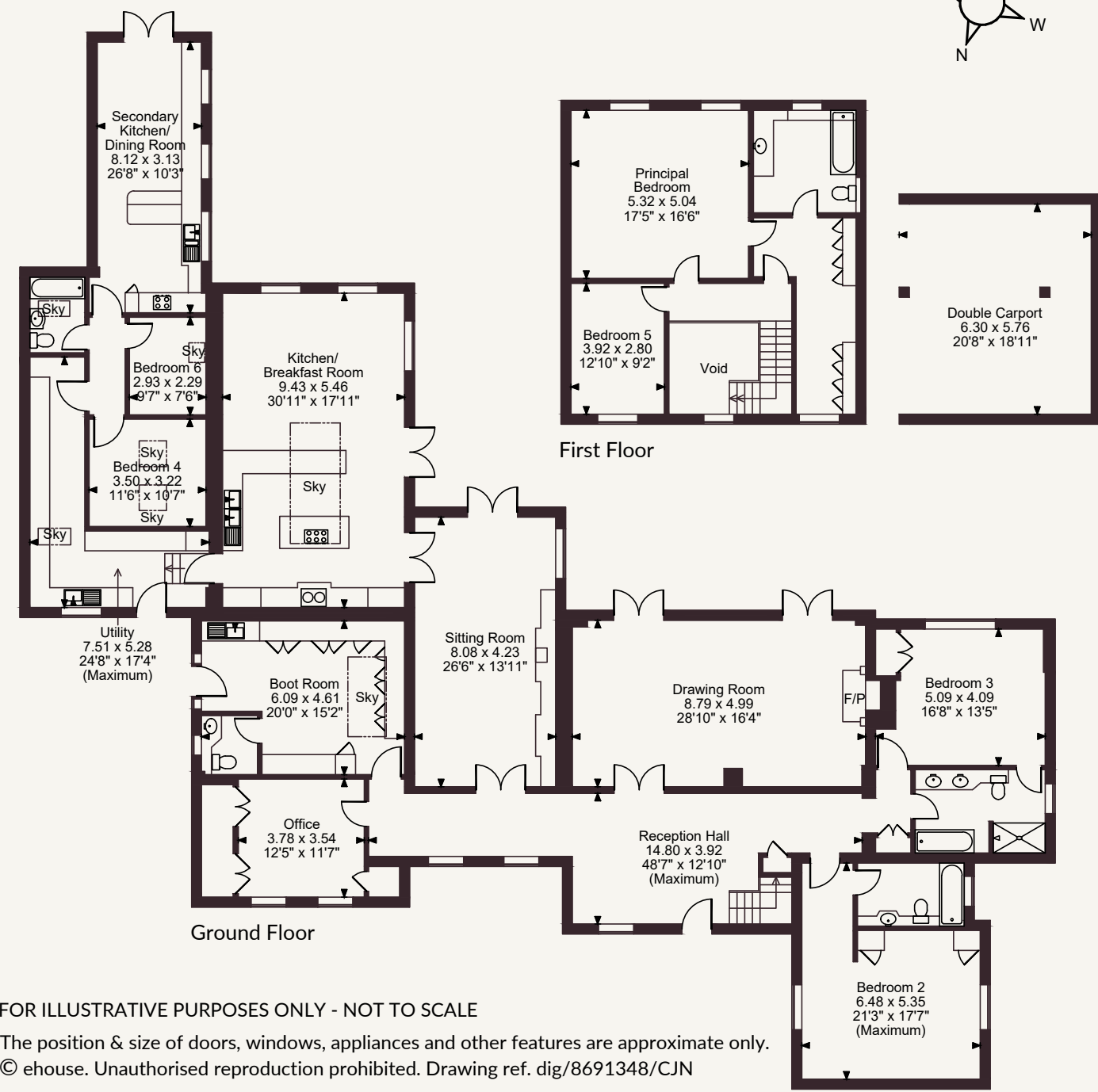
Nearby Hungerford offers a wide choice of facilities including a large supermarket and a number of cafes, pubs and shops, and Marlborough and Newbury cater for most other everyday needs between them. There is a good choice of leisure activities in the area including racing at Newbury racecourse, various golf courses, the Watermill Theatre, and the Retreat at Elcot Park and The Woodspeen and Vineyard restaurants . Road and rail connections are very good, with easy access to the A34 and M4 linking with London and the West Country, and excellent commuting options by train from Kintbury.

There is a wide range of highly regarded schools in the area including Kintbury St Mary's primary school in the village itself, Elstree, Cheam, Bradfield College, Downe House, St Gabriel's and Marlborough College.

Postcode region: RG17



Crux House, High Street, Kintbury
Main House internal area 449 sq m (4,835 sq ft)
Double Carport internal area 36 sq m (391 sq ft)
Total internal area 485 sq m (5,226 sq ft)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8691348/CJN



General

Local Authority: West Berkshire Council

Services: Mains electricity, water and drainage.
Oil-fired central heating

Council Tax: Band F

EPC Rating: D

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



National Country House Department

43 Cadogan St, London SW3 2PR

020 7591 2213 | london@struttandparker.com

Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707 | newbury@struttandparker.com

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared May 2026.

Strutt
& Parker

Land and property. Since 1885.