

The Forest House, Horris Hill,  
Newbury, West Berkshire



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5,375 sq ft (499 sq m) | Freehold  
7 bedrooms | 3 reception rooms  
4 bathrooms | Outbuildings with studio  
Tennis Court | Approximately 15 acres

**Guide price £1,850,000**



Set within approximately 15 acres of beautifully private grounds, this impressive family home offers space, style, and seclusion, complete with its own tennis court.

The Forest House enjoys a peaceful setting just outside Newbury, surrounded by a blend of landscaped gardens and mature, historic woodland. Over time, the house has been thoughtfully extended to create a substantial yet welcoming home, offering around 4,500 sq ft of versatile living space, perfectly suited to modern family life.

At the heart of the home is a striking open-plan kitchen and breakfast room, designed for both everyday living and entertaining. This generous space comfortably accommodates a large dining area and features an oil-fired AGA alongside sleek wooden cabinetry. French doors open directly onto a wide southwest facing terrace that runs the full width of the house, creating a seamless connection between indoor and outdoor living. The reception rooms are equally impressive, including an elegant L-shaped drawing room with both a log-burning stove and open fireplace, as well as a separate cosy sitting room or study.

Upstairs, the principal bedroom suite is a standout feature, complete with a private bathroom and large sliding bifold doors opening onto a sheltered balcony beneath the eaves. There are six additional bedrooms and three further bathrooms, all enjoying tranquil views across the surrounding gardens and woodland.

The approach to the house enhances its sense of privacy, with electric wooden gates opening onto a sweeping gravel driveway that winds through the trees. This leads to a spacious parking area and an attractive three-bay green oak garage/barn, currently used as a party barn and single garage, with an artist's studio above. Additional outbuildings include a second garage, log store, and garden shed.

Positioned within a clearing on the edge of the former Horris Hill Estate, the grounds are a particular highlight. Alongside the tennis court, the gardens feature expansive lawns, flowering shrubs, a picturesque pond, and approximately 50 fruit trees, creating a truly idyllic countryside setting. There is a wildlife pond with marginal planting creating a peaceful wildlife area close to the back of the house. In addition to the garden itself The Forest House benefits from the seclusion and wonderful green environment of mature woodland on three sides and the south facing aspect at the front of the house overlooks a small post and railed pony paddock with woodland beyond.



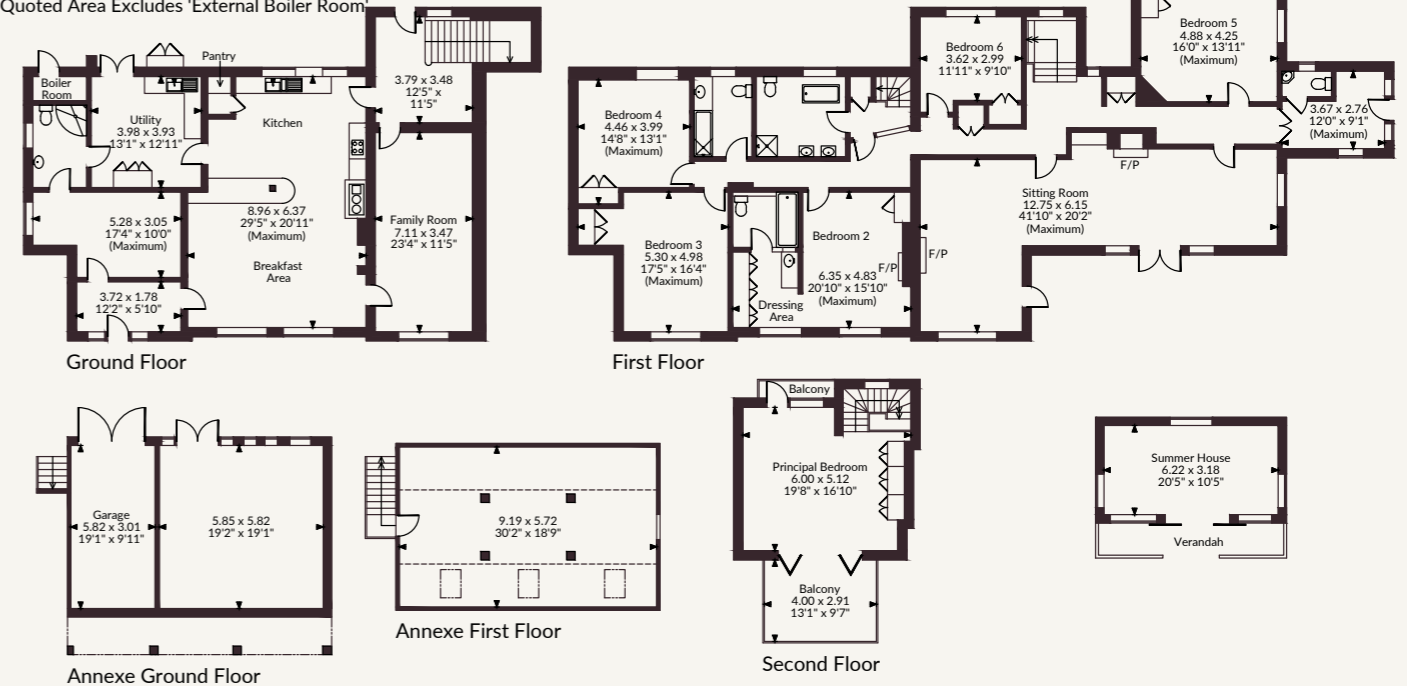


## Location

The Forest House is situated in a highly convenient location, just on the edge of Newbury itself and benefitting from the extensive range of facilities available in the town, combined with the beautiful surrounding countryside. Newbury offers a wide choice of shops, cafes, restaurants and pubs in the high street, market place and Parkway shopping area, as well as larger supermarkets, including Waitrose, on the edge of the town. There is a choice of leisure activities on offer including Newbury racecourse, David Lloyd health club, several nearby golf courses, and the Watermill and Corn Exchange theatres. Road and rail communications are excellent with easy access to the A34 and M4 linking with London, Heathrow Airport and the west country, and there are direct train services from Newbury into London Paddington. There is a wide choice of highly regarded schools in the area including Horris Hill, Cheam, Elstree, Thorngrove, Downe House, Bradfield College and St Gabriel's, as well as excellent state schools.



The Forest House, Horris Hill, Newbury  
 Main House internal area 404 sq m (4,345 sq ft)  
 Garage internal area 18 sq m (189 sq ft)  
 Summer House internal area 20 sq m (213 sq ft)  
 Annexe internal area 58 sq m (628 sq ft)  
 Balconies external area = 13 sq m (143 sq ft)  
 Total internal area 499 sq m (5,375 sq ft)  
 Quoted Area Excludes 'External Boiler Room'



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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### General

Local Authority: Basingstoke and Deane Borough Council  
Services: Mains electricity and water, oil fired central heating.  
This property has a private drainage system which may not comply with current regulations.  
Council Tax: Band G  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



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