



Oak Ridge, Horris Hill, Newtown Road, Newbury
West Berkshire

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Oak Ridge Horris Hill, Newtown Road, Newbury, West Berkshire RG20 9DE

A stylish family house of approaching 5000 sq ft, with flexible accommodation set in about 4.85 acres with a beautiful rural outlook.

Newbury & mainline train station 3 miles (London Paddington from 40 minutes), M4 (Junction 13) 6 miles, Basingstoke 15 miles, Andover 16 miles, Reading 18 miles, Oxford 34 miles, London Heathrow Airport 43 miles.

Reception hall | Drawing room | Family/dining room | 2 Studies | Kitchen/breakfast room | Utility | Cloakroom | Snug | 2nd Kitchen | Shower room | Principal bedroom with en suite bathroom | 5 Further bedrooms, 2 en suite | Family bathroom | Basement | Boot room | Balcony | Double garage | Garden | 2 Loose boxes | EPC Rating D

The property

Oak Ridge offers over 4800 sq ft of light, airy and versatile accommodation over two floors, with stunning rural views over the 4.85 acres of gardens and grounds. Oak Ridge benefits from stylish interior design and a neutral colour palette which creates an oasis of calm sophistication. The pivotal element of the ground floor is an impressive kitchen/breakfast room which links seamlessly to a relaxed family/dining room and to the outdoor terrace. Flooded with natural light courtesy of a wall of glazed sliding doors and a vast skylight, this convivial setting offers a wood-burning stove, a sociable dining zone and a contemporary kitchen with integrated appliances and an island unit. There is also an elegant 23 ft drawing room which links perfectly to the garden via French doors.

Two additional rooms are used as two separate studies. There is a large studio/games room which is currently used as photography studio, but adds huge versatility to the accommodation at Oak Ridge as links well with a secondary kitchen, shower room and snug, which could be used as a bedroom. On the first floor there are six bedrooms and five bath/shower rooms, three of which are en suite including the principal room, which has access to a balcony with stunning views.

Outside

The gardens and grounds at Oak Ridge are impressive and extend to almost 5 acres. The house sits prominently in its garden with views over its own paddock to mature woodland beyond. At the rear of the house there is a large West facing terrace which is large enough to have several separate areas for entertaining and relaxing and French doors along the back of the house unite the house and garden. The formal gardens are laid mostly to lawn and benefit from mature copper beech hedging and some lovely mature trees. The true joy of the outdoor space at Oak Ridge is the open and green outlook from the property, in the knowledge that the property owns and is in control of the paddocks below. The house is approached via private road owned by Horris Hill Preparatory School culminating in smart wooden electric gates which provide access to the private drive, double garage and plenty of parking for numerous vehicles.

Location

The property occupies a secluded setting, amidst woodland and heathland, on the southern fringes of Newbury, providing the perfect environment for outdoor enthusiasts. Newbury offers a wide choice of shops, cafes, restaurants and pubs, as well as larger supermarkets. Road and rail communications are excellent with easy access to the A34 and M4 and there are direct train services from Newbury into London Paddington. Well-regarded schooling in the vicinity includes Horris Hill, Cheam, Eltree, and Thorngrove.





Floorplans
 House internal area 4,862 sq ft (452 sq m)
 Garage Internal area 391 sq ft (36 sq m)
 Balcony external area 135 sq ft (13 sq m)
 Total internal area 5,253 sq ft (488 sq m)
 For identification purposes only.



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

--- Denotes restricted head height

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Directions

From Newbury, follow the A343 south, passing St Gabriel's school on the left, and at the next roundabout go straight across (taking the second exit) onto the B4640. Follow the road for approximately 0.7 miles and take the right turn at the signage for Horris Hill School. The property will be found after a short distance on the right just beyond the school gate.

General

Local Authority: Basingstoke and Deane
 Tel: 01256 844 844

Services: Mains electricity and water. Oil fired central heating, private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,690,000

Newbury

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