

Inleaze House
Hungerford
West Berkshire



Strutt
& Parker

Land and property. Since 1885.



5 bedrooms | 4 bathrooms | 5 reception rooms
Swimming pool | Tennis court | Paddocks | Field shelter
Carport | Garage | Outbuildings
5,306 sq ft | Approximately 17 acres | Freehold

Guide price £3,750,000



A fine unlisted period country house close to Hungerford set in grounds of over 17 acres with swimming pool, tennis court and paddocks

Inleaze House is a magnificent late Georgian/early Victorian country house which has recently undergone extensive refurbishment and restyling to create a fabulous and comfortable family home set away from neighbours in its own land.

The house is focused around a wonderful kitchen which runs the full width of the house, with huge sash windows and full height French doors giving direct access onto the garden. There is a large central island unit of stylish design, with an ante room directly opposite which discreetly hides some of the more functional aspects of kitchen life, allowing the kitchen to be a seamless entertaining and living space with a clean aesthetic. There is room for a large table to seat twelve or more, with views down the garden via the large French doors with side windows flooding the room with natural light.

There is a smart drawing room of good proportions, focused around an open log fire and attractive sash windows overlooking the grounds, as well as a large study, which previously has served as a dining room if desired. In addition to the more formal drawing room there is an everyday sitting room decorated in a distinctive and stylish way. There is also a wine cellar, WC and laundry room.

Upstairs there is an impressive principal bedroom suite with a newly fitted spacious en-suite bathroom. There are five bedrooms in total and four bathrooms. The whole house has been professionally decorated creating a stylish and contemporary vibe.

Outside

The gardens and grounds at Inleaze House are fully mature and the house is approached by a distinctive and much-admired tree lined drive. The chestnut trees have stunning pink blossom in season and give the approach to the property a feeling of established importance.

The gardens sweep around the house on all sides and cushion the house in a lovely green environment. A stone garden terrace is accessed from the kitchen providing outdoor dining space. The garden to the rear is partly walled, and the saline swimming pool benefits from the shelter of the mellow and attractive garden wall. In season large cushions of hydrangea Annabelle punctuate this area and can also be seen from the house. Further mixed borders, with topiary for year-round interest, have been designed paying particular attention to the sight lines from the house. There is a boules pitch for summer fun, as well as a vegetable garden of raised beds and a newly erected greenhouse.

Beyond the garden itself, there are newly stock-fenced paddocks to the side of the drive with a field shelter and water troughs. A smart new all weather tennis court is nicely screened behind evergreen hedging. There is a larger area of parkland and paddock which sweeps down towards the Kennet and Avon canal which is a lovely place to walk, via the towpath, to Hungerford or Kintbury. Fishing on the Kennet and Avon is possible, walking from the house.





Location

Inleaze House is situated in a very convenient location between Kintbury and Hungerford. The property is surrounded by stunning countryside offering fantastic opportunities for walking, riding and cycling, including Hungerford Common just a short distance away. There is a thriving local community, and excellent local facilities in the area including a village shop and doctors' surgery in Kintbury, train stations in both Kintbury and Hungerford, and a wide range of shops, cafes and restaurants in Hungerford. Nearby Marlborough and Newbury cater for most other day-to-day needs, and leisure facilities include racing at Newbury racecourse, various golf courses, and the Watermill Theatre.



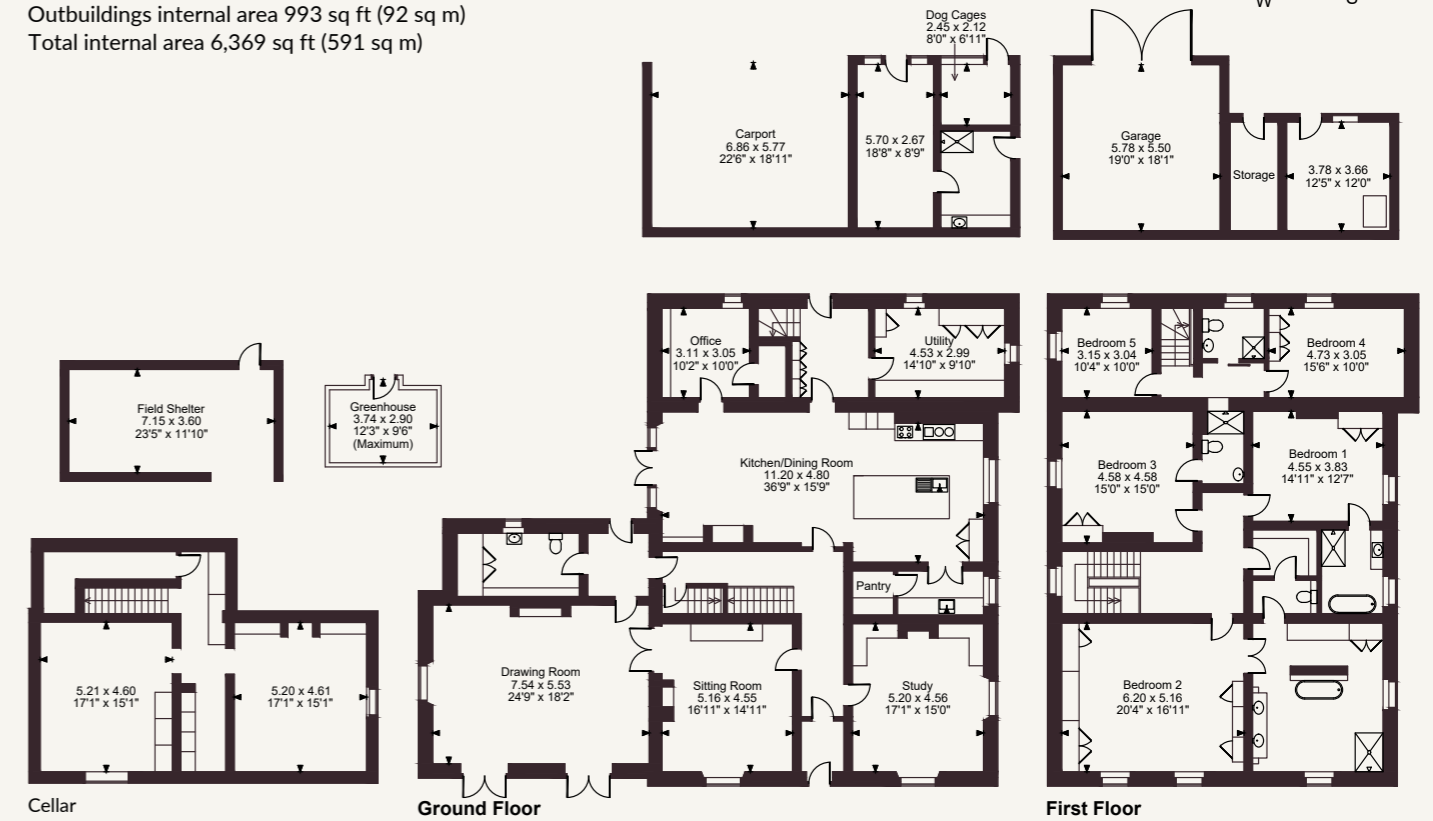
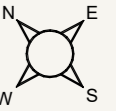
Road and rail connections are very good, with easy access to the A34 and M4 linking with London and the West Country, and direct train services from Hungerford, Kintbury and Newbury into London Paddington.

There is a wide choice of highly regarded schools in the area including Cheam, Elstree, Downe House, St Gabriel's, Marlborough College and Bradfield College.

Postcode region: RG17



Inleaze House Hungerford Park, Hungerford
 Main House internal area 4,583 sq ft (425 sq m)
 Cellar internal area 793 sq ft (73 sq m)
 Outbuildings internal area 993 sq ft (92 sq m)
 Total internal area 6,369 sq ft (591 sq m)



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

Local Authority: West Berkshire Council

Services: Mains electricity.

Private water supply.

Private drainage system which may not comply with current regulations, further information available from the agents.

Oil-fired central heating.

Council Tax: Band G

EPC Rating: E

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

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