



# Windrush House

Ibworth, Nr Basingstoke, Hampshire



BNP PARIBAS GROUP



## A contemporary country house of almost 5,000 sq ft with outstanding views set in grounds approaching 6 acres

Conveniently located for both commuting and highly regarded schools. Field/pony paddock, gardens and grounds, double garage, car port and outbuildings



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**GARAGE AND CAR PORT**



**APPROX 5.8 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**4,810 SQ FT**



**GUIDE PRICE  
£2,500,000**



### The property

Windrush House is a stylish and beautifully presented family house extending to almost 5,000 sq ft. In recent years the house has been fully refurbished and extended, creating a fabulous, well balanced and up to date house with light filled rooms and clean neutral décor throughout. The accommodation is centred around a large galleried reception hall/dining room which provides a fantastic focal point, off which both the kitchen and drawing room are easily accessed. The stunning kitchen is perfectly suited to modern living with underfloor heating, a comfortable sitting area, French doors to the south facing garden terrace, and a smart, contemporary Shaker style kitchen with an Aga range cooker. The elegant drawing room has a large bay window and an open fireplace and flows into the orangery style garden room which has underfloor heating, contemporary limestone flooring and views of the garden, and stunning distant views. On the first floor there is a comfortable arrangement of bedrooms, including the principal bedroom suite with dressing room and en suite bathroom, a guest bedroom with en suite bathroom, and three further bedrooms

and a family bath/shower room. All the bedrooms have wonderful views of the surrounding rolling countryside. In addition there is extensive storage space on the top floor which could potentially be used as further accommodation.

### Outside

Windrush House is approached via a sweeping gravel driveway passing a green oak framed open bay garage and garden store before culminating in a generous parking area in front of the house and further garaging. The gardens are well maintained and are mainly laid to lawn interspersed with mature trees and hedges, flower borders and scented climbers on the house itself. There is a vegetable garden and wildlife pond, and natural stone terraces positioned for enjoying sunshine throughout the day.

The property includes a large field/pony paddock extending to approximately 4.5 acres which lies to the front of the property providing grazing and also creating a pretty backdrop to the house itself. The grounds extend to approximately 5.8 acres in total.



















## Location

Windrush House is situated in an Area of Outstanding Natural Beauty in the beautiful rural hamlet of Ibworth, yet conveniently close to both Basingstoke and Newbury, and excellent road and rail communications. The house is surrounded by beautiful rolling countryside and the area offers wonderful walking and riding opportunities which can be accessed directly from the property. There is a thriving local community, and the nearby smaller village of Kingsclere provides fantastic local facilities including a primary school, two village shops, post office, butcher, doctors' surgery, chemist and hairdresser. The larger towns of Basingstoke and Newbury cater for most other day to day needs. Communications are excellent with easy access to the M3/A303 linking with London and the West Country, and a choice of commuting options by train from either Basingstoke into London Waterloo, or from Newbury into London Paddington. The property is conveniently located close to a wide choice of highly regarded schools in the area.

## Distances

- Kingsclere 5 miles
- Basingstoke 5 miles
- Newbury 12 miles
- Reading 18 miles

## Nearby Stations

- Basingstoke (Waterloo from 42 mins)
- Newbury (Paddington from 40 mins)

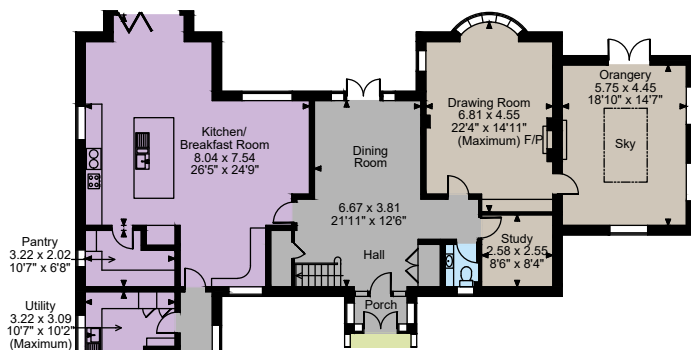
## Key Locations

- Newbury Racecourse
- Watership Down
- Highclere Castle

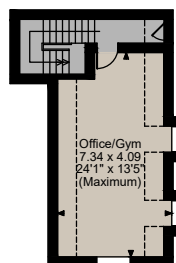
## Nearby Schools

- Cheam, Horris Hill, Elstree
- Downe House
- Bradfield College
- Wellington College
- Winchester College
- St Swithun's

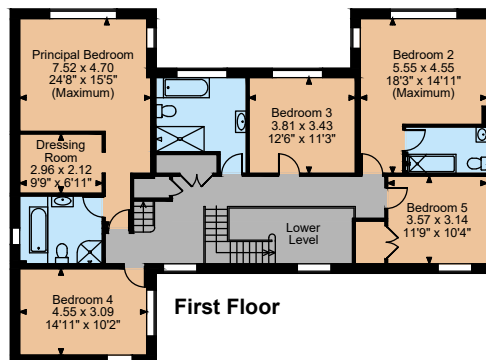




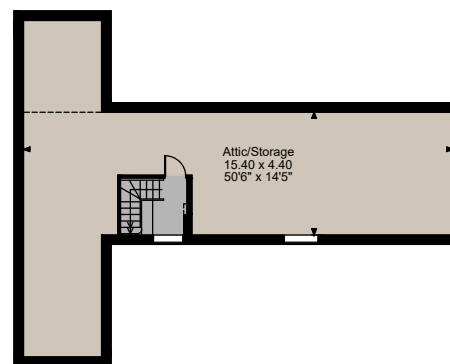
**Ground Floor**



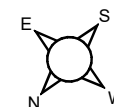
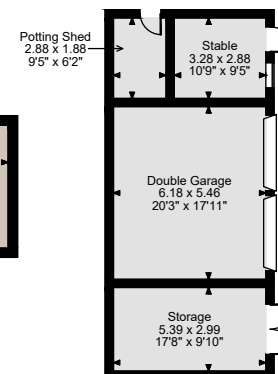
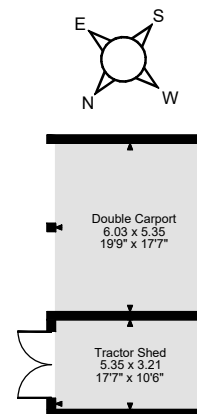
**First Floor**



**First Floor**



**Second Floor**



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

□ □ □ □ Denotes restricted head height

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## Floorplans

House internal area 447 sq m (4,810 sq ft)  
 Double Garages internal area 74 sq m (795 sq ft)  
 Outbuilding internal area 32 sq m (345 sq ft)  
 Double carport & Tractor Shed internal area 51 sq m (549 sq ft)  
 Total internal area 604 sq m (6,499 sq ft)  
 For identification purposes only.

## Directions

RG26 5TJ  
 What3words:///agreement.snuggle.pushes

## General

**Local Authority:** Basingstoke and Deane Borough Council

**Services:** Mains electricity and water.

This property has a private drainage system via a modern treatment plant installed in 2014.

Oil-fired central heating.

Fibre Optic broadband.

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

**Council Tax:** Band G

**EPC Rating:** D

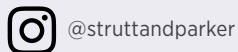
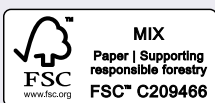
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