



# Egypt House

Leckhampstead, Newbury, West Berkshire










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& PARKER**

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# An impressive, detached country house with charming original details and a peaceful garden in an idyllic village

A delightful period house with plenty of character, set in a sought-after position in the small West Berkshire village of Leckhampstead. The property features white, and sand-coloured rendered elevations, while inside there are exposed beams and original fireplaces, alongside more modern additions, combining to create a thoroughly attractive and comfortable family home.

	<b>4 RECEPTION ROOMS</b>		<b>4 BEDROOMS</b>		<b>3 BATHROOMS</b>
	<b>DOUBLE OAK BARN GARAGE</b>		<b>1.29 ACRES</b>		<b>FREEHOLD</b>
	<b>VILLAGE</b>		<b>2,343 SQ FT</b>		<b>GUIDE PRICE £1,350,000</b>



## The property

Egypt House is a charming, detached character home with four bedrooms and highly attractive living space. There are four flexible reception rooms on the ground level, providing plenty of space in which to relax or entertain. These include the sitting room at the front, which has exposed timber beams overhead and a brick-built open fireplace. The drawing room, also at the front, mirrors the sitting room with its exposed beams and inglenook fireplace fitted with a log burner. Both rooms are south-facing and welcome plenty of sunlight through the day. Additionally, the ground floor has a useful study for home working and a formal dining room with a triple aspect, overlooking the garden. The spacious 22ft kitchen and breakfast room is a true delight, blending style and practicality. Its ceiling lantern skylight floods the space with natural light, while French doors open onto the garden, creating a perfect flow for indoor-outdoor living. The kitchen itself is equipped with farmhouse-style fitted units, a central island, a split butler sink, and a professional-grade range cooker. A walk-in pantry and utility room add further convenience.

Upstairs, the galleried landing leads to four well-presented, generous double bedrooms, each with ample storage. These include the principal bedroom with its en suite bathroom and walk in closet, as well as one double bedroom with an en suite shower room. The first floor also offers a family bathroom with a corner bathtub.

## Outside

The house lies on a generous and peaceful plot on the edge of the village, backing onto open fields. Access for vehicles and parking space is at the side, where the gravel driveway leads to the double oak barn garage. There are picturesque gardens to all sides of the house, including an area of lawn at the front with a gravel pathway leading to the covered entrance. The gardens feature well-stocked border beds and established hedgerows, as well as a variety of mature trees. A summer house and garden office provide useful further living and working space towards the end of the gardens. Additionally, there is an adjoining paddock to the south-west measuring approximately one acre.





## Location

Egypt House enjoys a prime location in Leckhampstead, a very sought-after village nestled in an elevated position on the picturesque Berkshire Downs. This charming rural haven is perfect for outdoor enthusiasts with direct access to an abundance of bridleways and footpaths for walking, horse riding, and cycling amidst breathtaking countryside. The village itself boasts a vibrant and welcoming community, complemented by a delightful village hall and an historic church that add to its quintessential English charm. For those who enjoy culinary excellence, nearby options include the renowned Crab and Boar and the exceptional Damson, recently honoured with a Michelin Star. The bustling market town of Newbury is easily accessible, with its excellent amenities including a wide range of shops, supermarkets, restaurants, charming cafés and cultural attractions. For leisure and entertainment, the award-winning Watermill Theatre provides regular performances, and golf is available at West Berkshire Golf Club. The area is well connected by road, with easy access to the A34 and M4.

## Distances

- Chieveley 2 miles
- Newbury 7.5 miles
- Hungerford 11 miles

## Nearby Stations

- Didcot (40 minutes to London Paddington)
- Hungerford

## Key Locations

- Wessex Downs National Landscape
- Newbury Racecourse
- The Ridgeway and Beacon Hill

## Nearby Schools

- Cheam School
- St Gabriel's School
- Brightwalton C.E. Primary School
- The Downs School
- Bradfield College





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 2,343 sq ft (218 sq m)

For identification purposes only.

## Directions

RG20 8QS

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## General

**Local Authority:** West Berkshire Council

**Services:** Mains water and electricity.

Private drainage which may not comply with current regulations, further details available from the agent.  
Oil-fired central heating.

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

Gigaclear high speed fibre broadband is available at this location

**Council Tax:** Band E

**EPC Rating:** D

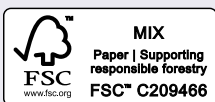
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## Newbury

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