



Belvedere, Inkpen, West Berkshire

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# Belvedere Lower Green, Inkpen, Hungerford, Berkshire RG17 9DW

A contemporary village house and large period barn set in over 2 acres

Kintbury 3 miles (London Paddington from 57 minutes), Hungerford 3.5 miles, Newbury 8.5 miles, Marlborough 13 miles, M4 (Jct 14) 6.5 miles

Reception hall | Drawing room | Kitchen/ breakfast/dining room | Utility room | Family room | Study | Cloakroom | Shower room  
Principal bedroom suite | 3/4 Further bedrooms, all with en suite bathrooms/shower rooms  
EPC Rating D

Swimming pool | Grade II listed barn | Cart Shed  
Summerhouse | Approximately 2.6 acres

## The property

Belvedere is a spacious contemporary village house in a secluded position in Lower Green, set back from the lane and screened by a beautiful period barn which forms part of the property. The house provides well balanced family living space incorporating a sympathetic extension integrating with the original house. The accommodation is well laid out and centres around a spacious reception hall. There is a fabulous kitchen/breakfast/dining room, with two sets of large bi-fold doors which open out to the terrace and garden. The kitchen is fitted with sleek modern units and a large central island/breakfast bar, and leads through to the spacious utility room/laundry. The 30' drawing room has a wonderful outlook across the garden and large bi-fold doors open onto the terrace and pool area. There is also a family room, and a study. Both the drawing room and family room are fitted with wood burning stoves. Two of

the bedrooms are located on the ground floor, both with en suite bath/shower rooms. Upstairs there is an impressive principal bedroom suite with a large en suite bathroom and separate walk-in dressing room. There is an additional double bedroom on this floor with an en suite shower room, and a dressing room/potential fifth bedroom, also with an en suite shower room.

## Outside

The property is approached across a gravel drive which passes round the side of the beautiful Grade II listed barn leading to a parking area in front of the house. The main garden lies to the rear of the property, and is mainly laid to lawn surrounded by mature hedges, shrubs and trees creating a secluded and private environment. A wide terrace wraps around the house providing a perfect space for outside entertaining throughout the day. The swimming pool lies to one side of the house, screened from the terrace and house by low walls and hedges. There is also a summerhouse at the far end of the garden, which would be ideal as a home office. The garden also includes an area of woodland. The magnificent Grade II listed thatched barn provides dry storage and is an attractive entrance way to the property.

## Location

Belvedere is situated in a peaceful spot in Lower Green on the western edge of Inkpen. The village sits in the North Wessex Downs Area of Outstanding Natural Beauty and is surrounded by stunning rolling countryside offering superb walking, riding and cycling opportunities. Inkpen has a thriving local community and good facilities including a well-regarded primary school and a popular gastro-pub, and there is a village shop/post office in nearby Kintbury, as well as a primary school, two pubs and a doctors' surgery. There is also a train station providing a regular service from Kintbury into London Paddington. Hungerford and Marlborough offer a further wide range of facilities including a variety of shops, cafes and restaurants, and Newbury caters for most other day-to-day needs.







## Floorplans

House internal area 325 sq m (3,496 sq ft)  
Thatched Barn internal area 99 sq m (1,066 sq ft)  
Cart Shed internal area 49 sq m (530 sq ft)  
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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## Communications and Schools

Communications are excellent, with easy access to the M4 and A34 linking with London and the West Country, and regular train services from Kintbury and Hungerford. There is a wide choice of schools in the area including Inkpen primary school, Cheam, Elstree, Farleigh, Downe House, St Gabriel's and Marlborough College.

## Directions

From Newbury follow the A4 for approximately five miles, and turn left to Kintbury. In Kintbury, take the left turn into Inkpen Road and continue for approximately 1 mile, then turn right into Kintbury Road, signposted Inkpen. Continue for approximately 1 mile and turn right to Lower Inkpen. Follow this road for approximately 1 mile to Lower Green, and the entrance to the property will be found on the left hand side opposite a red postbox on the village green.

## General

**Local Authority:** West Berkshire Council  
Tel: 01635 551111

**Services:** Mains electricity and water.

This property has a private drainage system which may not comply with current regulations. Please ask agents for more details.

Oil-fired central heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,950,000

## Newbury

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