



Leigh House

Newtown Common
Newbury
West Berkshire

An attractive former Victorian rectory of over 6,000 sq ft in a highly accessible location close to Newbury, ideal for commuting and close to some of the most prestigious schools in the area

Leigh House, Newtown Common, Newbury, Berkshire, RG20 9BE

Newbury station 2.9 miles, (London Paddington from 42 mins), M4 (J13) 6 miles,
Reading 18 miles, Hungerford 12 miles, London Heathrow 48 miles

Features:

Entrance hall | Drawing room | Dining room
Kitchen/breakfast room | Study/snug | Family room
6 Bedrooms | 5 Bathrooms | Utility room | Boot room
Cloakroom | Cellar

Annexe with bedroom, shower room and office/bedroom 2
Swimming pool | Tennis court | Outbuildings

About 1.2 acres in all





The property

Leigh House is a wonderful and spacious country house which has been enlarged and renovated in recent years. Formerly the Old Rectory to Newtown, the house has a feeling of significance and charm in keeping with a Victorian rectory of this era. The recent enlargement has resulted in a spacious family house extending to over 6,000 sq ft with a particular focus around the exceptional kitchen living area. The house is now well balanced, with the more formal and gracious drawing room and dining room accessed via the original hallway, and the more casual and modern everyday space being approached from a new rear hallway. The kitchen is beautifully appointed with high quality bespoke cabinets, a full size Aga, and stylish limestone floors which benefit from underfloor heating. The kitchen itself has wonderfully high ceilings and flows into a large informal dining area and a snug sitting room area with log burning stove. There are full height French doors onto the west facing terrace overlooking the gardens and mature woodland of Newtown Common in the distance. There is also a large children's playroom/sitting room. On the first floor there is a generous principal bedroom with a lovely bathroom and dressing room, as well as five further bedrooms, three of which are en suite, and a family bathroom. Above the playroom there are two further bedrooms and a shower room, nicely separated from the main house and providing additional space either for live in help or ancillary use.

Gardens and Grounds

Leigh House is approached via a country track over Newtown Common leading to a large gravel driveway providing generous parking for the property. The gardens and grounds are fully mature and extend to just over one acre. There are south and west facing stone terraces designed to maximise the sunshine at different parts of the day, and there is a swimming pool with a pool house and decking for entertaining and relaxing. There is also a tennis court, as well as a range of useful timber outbuildings.











Location

Leigh House is situated in a highly convenient location at Newtown Common, just on the edge of Newbury itself and benefitting from the extensive range of facilities available in the town, combined with the beautiful surrounding countryside. Newbury offers a wide choice of shops, cafes, restaurants and pubs in the high street, market place and Parkway shopping area, as well as larger supermarkets, including Waitrose, on the edge of the town. There is a choice of leisure activities on offer including Newbury racecourse, several nearby golf courses, and the Watermill and Corn Exchange theatres. Road and rail communications are excellent with easy access to the A34 and M4 linking with London, Heathrow Airport and the west country, and there are direct train services from Newbury into London Paddington. There is a wide choice of highly regarded schools in the area including Horris Hill, Cheam, Elstree, Thorngrove, Downe House, Bradfield College, St Gabriel's, and St Bartholomew's Secondary School.

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 and take the first left turn just before The Swan Inn. Continue on this road for approximately 0.5 miles, and shortly after passing the speed de-restriction sign, take the small right turn down an unmade track. The property will be found at the end of the track.

General Information

Local Authority:

Basingstoke and Deane Borough Council

Tel: 01256 844844

Services: Mains electricity and water. Oil-fired central heating. Please note this property has a private drainage system, full details can be provided on request. **Council Tax:** Band G.

EPC Rating: Band F. **Tenure:** Freehold.

Guide Price: £2,750,000.





Floorplans for Leigh House
 House internal area 570 sq m (6,134 sq ft)
 Outbuilding internal area 96 sq m (1,030 sq ft)



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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A gravel path winds through a lush forest. On the left, there are tall, thin trees and dense green foliage with some purple flowers. On the right, there are more trees and a thick canopy of green leaves. The path is made of light-colored gravel and is dappled with sunlight and shadows. The text "STRUTT & PARKER" is centered in the middle of the image.

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