




Berries Farmhouse

North End, Nr Newbury, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A charming and valuably unlisted six bedroom family house in a wonderful green environment

A fantastic country house in a tucked away, peaceful rural setting yet highly accessible for local transport links and a wide choice of schools



4 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



OUTSIDE



APPROX 2.78 ACRES



FREEHOLD



RURAL/VILLAGE



4,147 SQ FT



**GUIDE PRICE
£2,500,000**



The property

Berries Farmhouse is a delightful former farmhouse which has been updated and extended over the years to create a settled and charming family house of just over 4,000 sq ft. The house is beautifully presented with stylish interiors and offers spacious and light filled rooms with wonderful views over the garden, paddock and countryside beyond. The accommodation is well laid out, and the kitchen/breakfast room, with a traditional Aga range cooker and walk-in larder, flows seamlessly into a fabulous vaulted garden room which has a large full height glazed elevation opening onto the south west facing garden terrace. There is an elegant 27ft drawing room with an attractive open fireplace, smart bespoke bookshelves, and windows on three sides filling the room with natural light. The dining room is conveniently located close to the kitchen, and there is also a utility room and cloakroom, as well as an office linking with the integral garage. An attractive staircase rises to the first floor where there are five bedrooms including the principal bedroom suite with en suite bathroom and large walk-in wardrobe. There are four

further bedrooms and three further bathrooms on the first floor, and a fantastic 20ft studio room currently used for art. A secondary staircase leads to a further bedroom on the second floor, and all the bedrooms have wonderful views of the surrounding countryside.

Outside

The gardens and grounds at Berries Farmhouse extend to just under 3 acres and are fully mature. The garden is orientated to maximise the wonderful long rural views. There are sweeping lawns around the house and an area of orchard and flowering shrubs for year-round interest. Closer to the house are mixed borders and the house itself is clothed in scented climbers throughout the seasons. There is a paddock owned by Berries Farmhouse which is directly beyond the garden allowing a blending of garden and pasture as desired.

The property is approached from the lane across a gravel driveway leading to a parking area for a number of cars beside the garage.











Location

Berries Farmhouse is situated in a stunning location on the edge of the small hamlet of North End, close to the beautiful villages of East and West Woodhay. There is a thriving local community, and the property is surrounded by fabulous rolling countryside offering fantastic opportunities for walking, riding and cycling direct from the property. The nearby village of Kintbury offers excellent local facilities including a village shop, two pubs, a primary school, a doctors' surgery, and a train station providing a direct service into London Paddington. The larger towns of Newbury and Hungerford are also nearby and provide a wide range of amenities catering for most day to day needs. Communications in the area are excellent with easy access to the A34 and M4 linking with London, Oxford, Winchester and the west country, and there are trains services from Kintbury, Newbury and Hungerford into London Paddington. There is an excellent choice of highly regarded schools in the area.

Distances

- Kintbury 4 miles
- Newbury 6 miles
- Hungerford 7 miles
- M4 (J13 or J14) 10 miles
- Marlborough 17 miles

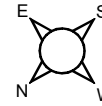
Nearby Stations

- Newbury (Paddington from 40 mins)
- Kintbury (Paddington from 58 mins)

Nearby Schools

- Cheam
- Horris Hill
- Elstree
- Downe House
- 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 385 sq m (4,147 sq ft)

Garage internal area 33 sq m (356 sq ft)

Total internal area 418 sq m (4,503 sq ft) internal area

For identification purposes only.

Directions

Post Code RG20 0AN

what3words: ///nylon.remainer.plodding

General

Local Authority: West Berkshire Council

Services: Mains electricity. Private water supply.

This property has a private drainage system that may not comply with current regulations, further information is being sought.

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

Council Tax: Band F

EPC Rating: D

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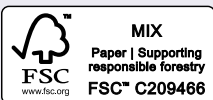
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