



Highfield House
Sheepdrove, Lambourn, West Berkshire

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& PARKER**
BNP PARIBAS GROUP

A spacious and well appointed family house, high in the North Wessex Downs, with far reaching views

A fantastic country house situated in the beautiful and small hamlet of Sheepdrove, close to Lambourn, offering over 4,500 sq ft of contemporary and well configured living space.



5 RECEPTION
ROOMS



7 BEDROOMS



5 BATHROOMS



AMPLE
PARKING



APPROX 1
ACRE



FREEHOLD



RURAL/
VILLAGE



4,673 SQ FT



GUIDE PRICE
£2,350,000

The property

Highfield House is a stylish and comfortable country property occupying an elevated position benefitting from incredible views over the Lambourn Valley. The house has been extended over time to create a lovely 7 bedroom house with an enviable layout of flexible design. The house has the ability to have a self-contained ground floor studio/flat or can be viewed as one larger, integrated 7 bedroom home. The living accommodation is centred around an incredible open, light and airy kitchen/living space which in recent years has been enlarged with a garden room extension, framing the views, and linking the internal living space with the breathtaking scenery enjoyed by the house. There is a cosy everyday sitting room directly off the kitchen, complementing the more informal living area at that end of the house. From the main hallway flow the more formal aspects of the house including a charming and square drawing room, centred around an open fireplace. In addition, there is a traditional dining room. There is also a family room of approaching 20 ft, adding flexibility to the ground floor accommodation, as well as a utility room

and WC. On the first floor there are 6 bedrooms and 4 bathrooms and on the ground floor there is studio accommodation incorporating a large bedroom, bathroom and kitchen area. The principal bedroom in particular is of generous proportions and has fantastic views.

Outside

The south west facing gardens at Highfield House are laid predominantly to lawn and are designed for year-round interest with specimen trees, topiary and neat clipped hedgerows. They are designed to be low maintenance, whilst still providing an attractive foreground to the far reaching, wonderful views for which Sheepdrove is renowned. There is a hard tennis court and cricket net discreetly hidden behind mature pleached Hornbeam trees. The front of Highfield House is clothed in a mature Virginia creeper giving a lush green appearance in Spring and Summer, and wonderful crimson Autumn colour. There are natural stone terraces surrounding the rear of the property providing a fantastic spot to relax, entertain and enjoy the scenery.







Location

Sheepdrove is a small and beautiful hamlet located close to the large working village of Lambourn. It is regarded as a wonderful and quiet, green environment, yet is still highly accessible to the West Berkshire countryside. The house is surrounded by rolling hills, lush green fields, and attractive properties. Nearby Lambourn offers a wide range of amenities including a primary school, choice of village shops, doctors' surgery, butcher, bakery and various pubs. Wantage, Hungerford and Newbury offer more extensive shopping and leisure facilities catering for most day-to-day needs. Sporting amenities in the area include racing at Newbury and several golf courses. Transportation links are excellent: the M4 connects to the West Country, London and its airports and the wider motorway network. Trains from Hungerford station reach London Paddington in approximately an hour. The area is surrounded by stunning countryside, which is perfect for walking, hiking and cycling, and other outdoor activities.

Distances

- Newbury - 15 miles
- Hungerford - 6.4 miles
- Marlborough - 16 miles

Nearby Stations

- Hungerford (London Paddington 59 mins)
- Newbury (London Paddington 41 mins)

Key Locations

- Newbury Racecourse
- The Watermill Theatre
- Lambourn Downs

Nearby Schools

- Pinewood Preparatory School
- Elstree School
- Marlborough College
- Bradfield College
- Downe House
- Radley 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 4,673 sq ft (434 sq m)
For identification purposes only.

Directions

RG17 7UP
what3words: ///mopped.resurgent.putter

General

Local Authority: West Berkshire Council

Services: Mains electricity, oil fired central heating. There is a private drainage system which does not comply with current regulations, further details available from the agent.

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

Council Tax: Band G

EPC Rating: D

Newbury

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