Tudor House

Kintbury, West Berkshire

STRUTT & PARKER

BNP PARIBAS GROUP

An impressive Grade II listed period house in the heart of Kintbury with a beautiful garden and separate cottage

A period village house in a highly convenient location, ideally situated for local amenities and a wide choice of prestigious schools in the area

- 4-5 RECEPTION ROOMS
- 5-7 BEDROOMS
- 5-6 BATHROOMS
- GARAGE AND CARPORT
- GARDEN AND COTTAGE
- FREEHOLD
- VILLAGE
- 2,942 SQ FT - 3,578 SQ FT
- GUIDE PRICE £1,950,000

The property

Tudor House is an attractive period house dating from the 16th century, and is believed to be the oldest house in the village. The property is beautifully presented throughout and sits in delightful gardens enjoying a wonderful view across the neighbouring parkland. The accommodation flows well, with a spacious reception hall leading to the ground floor reception rooms, creating an excellent entertaining space. There is an elegant and comfortable drawing room which is full of character with beautiful period beams and other original features, also with an attractive fireplace and doors leading out to the garden. Beyond the drawing room is a useful study, and across the hall there is a cosy snug, which also serves as a ground floor bedroom, with adjoining en suite shower room. The spacious dining room links perfectly with the kitchen creating an ideal modern day living space, with a seating area at one end and room for a large formal dining table. The adjoining kitchen is fitted with bespoke cabinets, an Aga, and attractive fitted seating around the kitchen table, and there is a lovely outlook over the terrace and garden.

There is also a boot room, utility room/laundry and cloakroom on the ground floor. An attractive turning staircase leads up to the first floor where there are four bedrooms, all with en suite bath/shower rooms. In addition to the main house, there is a separate cottage with two bedrooms, a bathroom, kitchen and sitting room. There is also a very useful detached garden office.

Outside

The beautiful gardens lie mainly to the rear of the house and have been designed to enjoy sunshine throughout the day. A delightful garden terrace creates a courtyard feel, with areas of mixed flower borders and a small pond close to the house, and formal lawns beyond, together with specimen trees, hedges and topiary all creating a tranquil environment. There is also a summer house, and a vegetable garden and greenhouse. A gravel driveway around the side of the house leads to a parking area with a double carport and garage, and there is an additional parking area behind wooden gates at the front of the property.

THE FIELD
The art of griddle
COUNTRY LIFE

Location

Tudor House is situated in the heart of Kintbury, close to a range of excellent local amenities available in the village, including a village shop and post office, primary school, doctors' surgery, church, popular gastro-pub and sports and leisure centre. Kintbury is ideally located for commuting, with a station in the village itself providing fast train services into London Paddington. The village is surrounded by beautiful countryside and there are endless opportunities for walking, riding and cycling in the area. Nearby Hungerford offers excellent further facilities and there is a good choice of cafes, pubs and shops in both Hungerford and Marlborough. Newbury caters for most other day to day needs, and there is a range of leisure activities nearby including racing at Newbury racecourse, several golf courses and the popular Watermill Theatre. Road and rail connections are very good, with easy access to the A34 and M4 linking with London and the West Country, as well as the station in Kintbury. There is a wide range of highly-regarded schools in the area including St Mary's primary school in the village.

Distances

- Hungerford 3.5 miles
- Newbury 7 miles
- Marlborough 13 miles
- M4 (J13) 8.5 miles

Nearby Stations

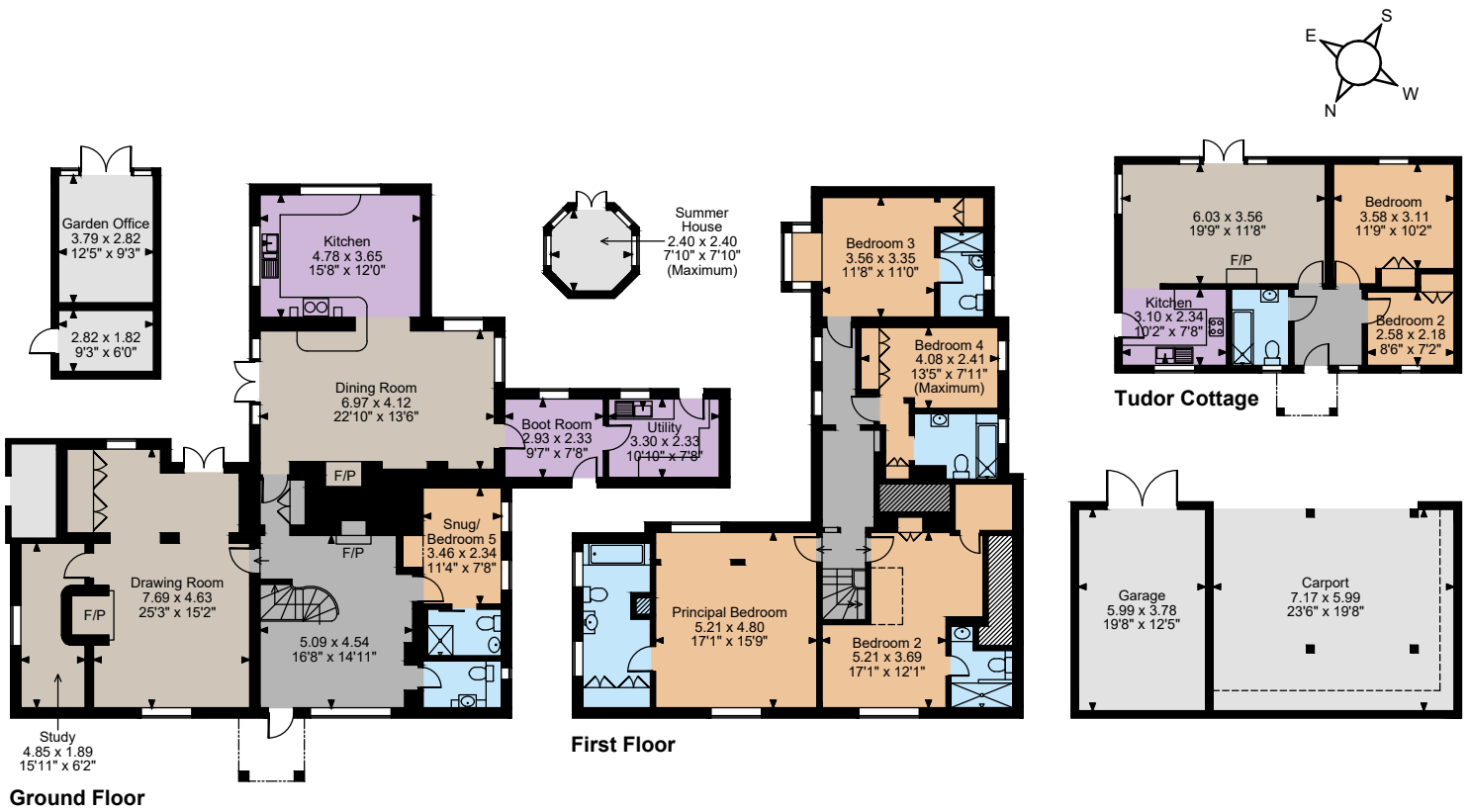
- Kintbury (Paddington from 56 mins)
- Newbury (Paddington from 40 mins

Key Locations

- Newbury racecourse
- Highclere Castle

Nearby Schools

- Cheam
- Elstree
- Bradfield College
- Downe House
- Marlborough College



The position & size of doors, windows, appliances and other features are approximate only.
⊏⊐⊏⊐ Denotes restricted head height
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Floorplans

Main House internal area 273 sq m (2,942 sq ft)
Garage and Carport internal area 60 sq m (648 sq ft)
Outbuildings internal area 25 sq m (272 sq ft)
Tudor Cottage internal area 59 sq m (636 sq ft)
Total internal area 418 sq m (4,498 sq ft)
For identification purposes only.

Directions

Post Code: RG17 9UT
what3words: ///gender.handlebar.fingertip

General

Local Authority: West Berkshire Council

Services: Mains electricity, water and drainage.

Oil-fired central heating

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

Council Tax
Main House: Band G
Cottage: Band C

EPC Rating:
House: E
Cottage: E

Tudor Cottage/Planning Permission
Planning Permission was previously granted to replace Tudor Cottage with a 3 bedroom residential dwelling. This permission has now lapsed but if this is a desirable consideration, enquiries should be made with the local planning authority.

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