



8 Deanwood House

Stockcross, Newbury, West Berkshire

An impressive 3 storey property occupying the major wing of a grand Victorian country house with beautiful gardens

A rare opportunity to purchase an impressive period property occupying the major wing of a Victorian country house which has been divided into 8 houses. Surrounded by woodland and backing onto Deanwood Park Golf Course it offers security and privacy.



**2-3
RECEPTION
ROOMS**



**3-4
BEDROOMS**



2 BATHROOMS



**PRIVATE
PARKING**



GARDEN



**SHARE OF
FREEHOLD**



**EDGE OF
VILLAGE**



3,020 SQ FT



**GUIDE PRICE
£1,200,000**



The property

8 Deanwood House is a fabulous three storey property occupying the major wing of a grand Victorian country house which has since been divided into a number of separate houses. The property is beautifully presented throughout with much of the original period detailing preserved and offers flexible accommodation with elegant, spacious rooms with good proportions, high ceilings and large windows. The attractive entrance hall with tiled floor leads through to a stunning 28' wood paneled drawing room with an impressive bay window, beautiful fireplace, oak flooring and plenty of space for a formal dining area if desired. The large kitchen has been cleverly designed to make use of the original oak panels and cabinets along one wall, a magnificent marble central island/ breakfast bar and an array of classic painted wood units and modern appliances along the facing wall. It opens on to a conservatory/dining room which links perfectly to the terrace and garden beyond. Upstairs on the first floor is a majestic principal bedroom suite with a large bay window providing far reaching views of the garden and golf course beyond.

Completing this suite is a dressing room with plenty of custom built storage leading through to a bathroom. There is a further generously sized bedroom, currently used as a TV/sitting room with custom built bookcases. The landing is presently arranged as a sitting area but was previously used as an office and has plenty of space for such. A secondary staircase leads up from this to a large bedroom which is currently used as an office, a second smaller bedroom and a big, marble tiled, bathroom.

Outside

Steps lead down from the terrace to a stunning garden which was designed by a Chelsea Silver medallist. The formal lawns are laid out with symmetrical beds containing old fashioned David Austin roses and lavender, edged with clipped box hedging and flanked by two rows of flowering cherry trees. The whole garden is surrounded by mature beech and hornbeam hedging and mature oak trees creating a secluded feel. There is also a summer house and further terraced area ideal for outside entertaining with parterres containing weeping pear trees.



Outside

Beyond this is a rough grassed area with multi stemmed Amelanchier trees and a small corner shrubbery. There are two useful garden stores and a wood shed. The property also benefits from a share of the communal kitchen garden with apple and pear trees which can be used for vegetable growing or left to grass.

The property is approached down a shared drive leading to a parking area with spaces for both residents and guests, including two spaces specifically allocated to 8 Deanwood House.

Location

The property is located on the edge of the village of Stockcross and just two miles from the centre of Newbury. There is a primary school and village hall in Stockcross itself, and Newbury provides a wide range of facilities catering for most day to day needs. The nearby smaller towns of Hungerford and Marlborough also offer a wide choice of local amenities, including a selection of shops, cafes, restaurants and pubs.

Distances

- Newbury town centre 2 miles
- Kintbury 5 miles
- Hungerford 7 miles
- Marlborough 16 miles
- Oxford 27 miles
- M4 (J13) 4.5 miles

Nearby Stations

- Newbury 2.5 miles (Paddington 41 mins)

Key Locations

- Watermill Theatre
- Newbury Racecourse
- Woodspeen and Vineyard restaurants

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 3,020 sq ft (281 sq m)

For identification purposes only.

Communications

The property is situated in a highly convenient location with easy access to excellent road and rail links, including the A34 and M4, linking with London and the west country, and there is a direct train service from Newbury into London Paddington. There is a wide choice of highly regarded schools in the area.

Directions

RG20 8JP

what3words: ///congratulations.player.media

General

Local Authority: West Berkshire Council

Services: Mains electricity, water and drainage. LPG gas-fired central heating.

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

Council Tax: Band G

EPC Rating: F

Tenure: Leasehold (c 975 years remaining) and share of freehold. Freehold owned by Deanwood Residents Ltd; Managing Agents: Deanwood Residents Ltd. A copy of the lease is available from Royds Withy King

Current ground rent: £1 per annum

Current service/maintenance charge: £190 per month (annual review 25th December)

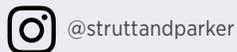
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