



Hartfield House

The Avenue, Chapel Row, Bucklebury, West Berkshire



BNP PARIBAS GROUP 

A delightful New England inspired country house with stunning interiors, set in over 2 acres

A beautifully appointed detached property set back from the popular Avenue in Bucklebury, with swimming pool, secondary accommodation and paddock



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



2.33 ACRES



FREEHOLD



RURAL



2,426 - 3,475 SQ FT



GUIDE PRICE: £1,950,000



The property

Hartfield House is a fantastic, detached family house with flexible accommodation and stylish and sophisticated interiors with a beautiful outlook from the property to a peaceful green environment. There are three main reception rooms on the ground floor, providing plenty of space in which to relax or entertain. These include the beautifully presented, dual aspect drawing room with its panelled walls, fireplace fitted with a logburner, windows to the front and French doors opening onto the rear gardens. There is also a comfortable sitting room with a fireplace, as well as a sunny orangery with a glass roof, panoramic windows and French doors opening onto the gardens. Additionally on the ground floor, the open-plan kitchen and dining area provides further social space, with French doors opening from the dining area onto the gardens. The kitchen itself has high quality handmade shaker-style units, a central island, a range cooker and integrated appliances. Upstairs the four well-presented double bedrooms, include the principal bedroom with its built-in storage and en suite shower room. All three additional

bedrooms have fitted wardrobes or eaves storage, while the first floor also has a family bathroom with an over-bath shower. The detached guest chalet provides useful further accommodation and is ideal as a guest suite or home office. It includes a bedroom or sitting/study area with French doors opening onto the garden, welcoming plenty of natural light. There is also a shower room.

Outside

The house is situated at the end of a singletrack lane, with gates at the front opening onto the generous parking area, which has space for numerous vehicles and leads to the detached double garage for further parking or storage and workshop space. The gardens are mostly to the rear and feature gravel terracing across the back of the house, and a heated outdoor swimming pool with its own sun terrace seating area. A large area of lawn extends beyond, bordered by mature trees hedgerows and post and rail fencing. There is also a stable or store, while beyond the gardens there is an open meadow providing beautiful green surrounds to the property.





Location

Chapel Row is a sought-after village, on the edge of Bucklebury, surrounded by beautiful rolling countryside between the larger towns of Newbury and Reading. The village has a local gastro pub, café and doctors surgery. Excellent independent schools are available within a 5 mile radius, with primary schools at nearby Woolhampton, Beenham and Bradfield Southend, which also offers a village store and post office. Thatcham is about four miles away and provides a further range of facilities including a direct commuter rail service to London Paddington and a large Waitrose store. Reading (9 miles) and Newbury (8 miles) are also close by and offer a comprehensive range of amenities including shops, restaurants and theatres. There are a variety of recreational pursuits available in the area and the surrounding countryside is renowned for its walks and rides.

Distances

- Heathrow airport 36 miles
- London 50 miles
- Bath 61 miles
- Bristol 69 miles

Nearby Stations

- Theale (35 minutes to London Paddington)

Key Locations

- Bladebone Pub
- Bucklebury Farm Park
- The Royal Oak Yattendon
- West Berkshire Brewery and Tap Room

Nearby Schools

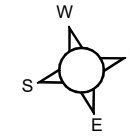
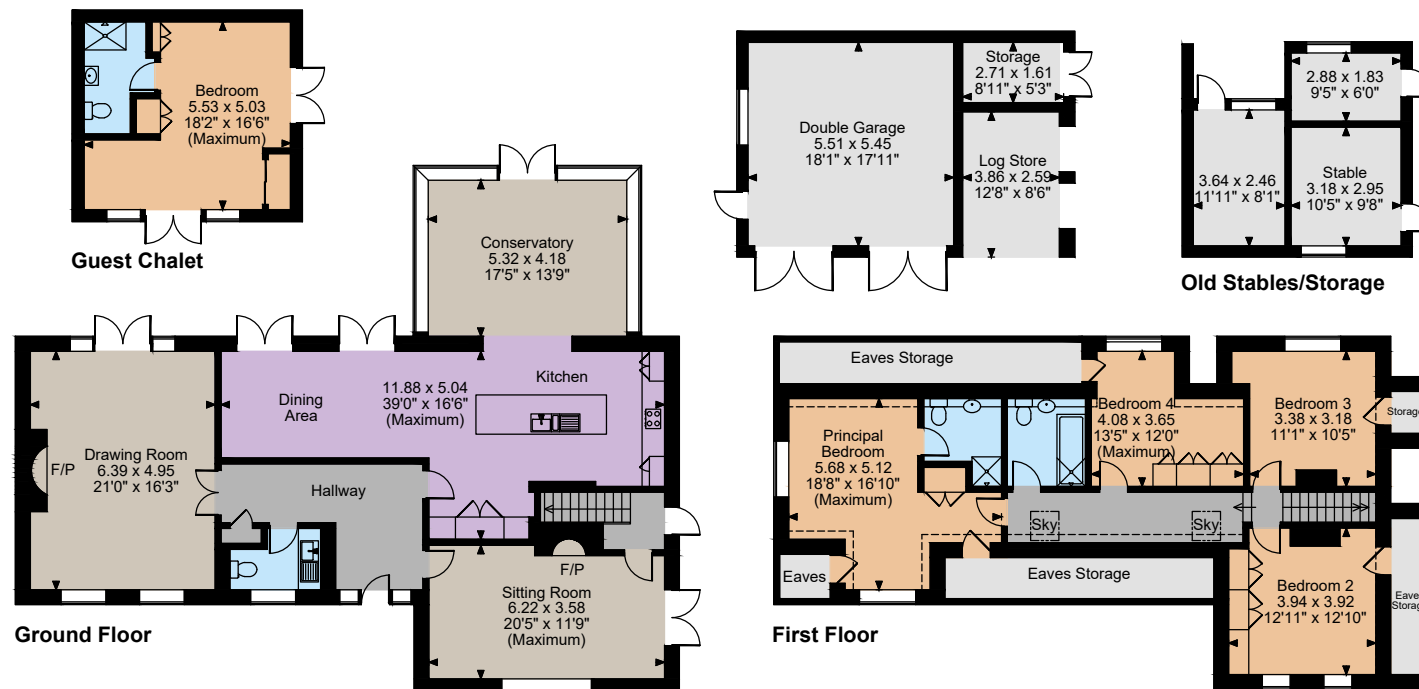
- Elstree
- Downe House
- Bradfield College
- St Andrews
- Brockhurst and Marlston











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 2,426 sq ft (225 sq m)

Garage internal area 323 sq ft (30 sq m)

Outbuilding internal area 726 sq ft (68 sq m)

Total internal area 3,475 sq ft (323 sq m)

For identification purposes only.

Directions

RG7 6NS

what3words: ///elder.reputable.promoted

General

Local Authority: West Berkshire

Services: Mains water and electricity. Private drainage. We understand that the private drainage at this property may not comply with the relevant 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 G

EPC Rating: E

Newbury

55 Northbrook Street, Newbury, RG14 1AN

01635 521707

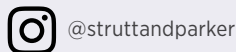
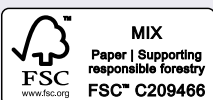
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