



Oaklands

Titcomb, Kintbury, West Berkshire

A tucked away rural retreat in a stunning yet accessible spot set in just under 5 acres

A contemporary family house set in extensive gardens and grounds, with paddocks, stables and wonderful views, in a highly accessible location and close to local village amenities



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE STABLES



APPROX 4.85 ACRES



FREEHOLD



RURAL/VILLAGE



2,839 SQ FT



GUIDE PRICE £2,400,000

The property

Oaklands is a contemporary country house extending to almost 3,000 sq ft set in wonderful gardens and grounds. The property occupies a fabulous position down a small country track providing a truly rural feel, yet is still highly accessible for excellent transport links, and a wide choice of schools in the area. The house offers excellent accommodation and is beautifully presented with stylish and elegant interiors, and the layout is ideal with a reception hall at the core of the property uniting the flow of the house, and with a turning staircase giving access to the first floor. There is a wonderful triple aspect 30ft drawing room which stretches the full width of the house, with several windows providing an abundance of natural light, an open fireplace, and French doors to the garden. There is also a smart formal dining room with French doors to the garden. The spacious kitchen/breakfast room is well appointed with a range of wooden cabinets, a central island, Aga range cooker and electric hob and oven, and doors to the garden, and there is plenty of space for a large dining table. In addition there is a useful utility room and a cloakroom

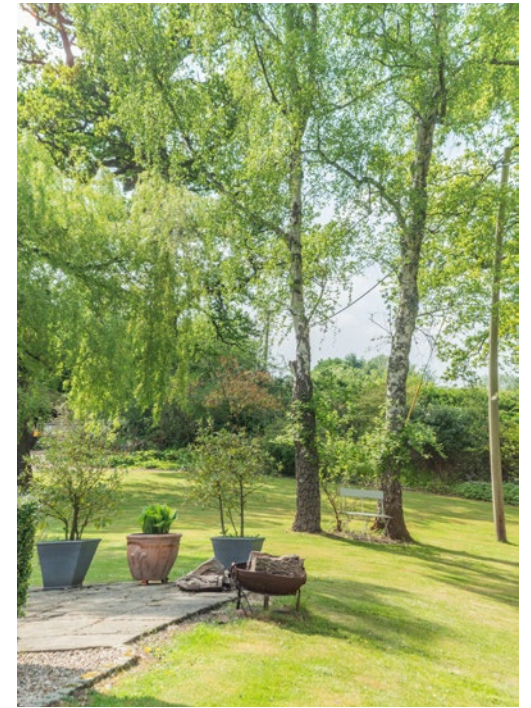
on the ground floor. Upstairs there are five bedrooms, including the comfortable principal bedroom with en suite bathroom, and a second bedroom with en suite shower room. There is also a spacious family bathroom with separate shower.

Outside

The gardens and grounds at Oaklands extend to approximately 4.85 acres and are a fantastic backdrop to the house. In recent years the land has been developed into a rural oasis, with an arboretum feel, centred around a lake, ideal for wild swimming. Rare specimen trees have been planted and are maturing well. The environment is special and charming and there are stunning rolling rural views. Surrounding the house itself there are mixed borders for seasonal interest and there is a stone terrace for outside entertaining and relaxing. There are various quality timber outbuildings including a stable block with hay store, an additional outbuilding and a garage block. The property is approached across a gravel driveway leading to the front of the house and the garage block, and there is also a separate rear drive leading to the stables.











Location

Oaklands is situated in a peaceful location between the villages of Kintbury and Inkpen, in the heart of the North Wessex Downs Area of Outstanding Natural Beauty and surrounded by stunning rolling countryside offering superb walking and riding opportunities direct from the property. There is a thriving local community and good local facilities including a well-regarded primary school and a popular gastro-pub in Inkpen, and there is a village shop/post office in nearby Kintbury, as well as further amenities including a doctors' surgery, primary school and two pubs. There is also a train station in Kintbury providing a direct service into London Paddington. Hungerford offers a good choice of cafes, pubs, shops and other facilities, and Marlborough and Newbury cater for most other everyday needs.

Communications are excellent with easy access to the M4 and the A34 linking with London, Heathrow Airport and the West Country. There is a wide choice of highly regarded schools in the area.

Distances

- Kintbury 1.8 miles
- Hungerford 5 miles
- Newbury 7.5 miles
- Marlborough 16 miles

Nearby Stations

- Kintbury (Paddington from 58 mins)
- Hungerford (Paddington from 48 mins)

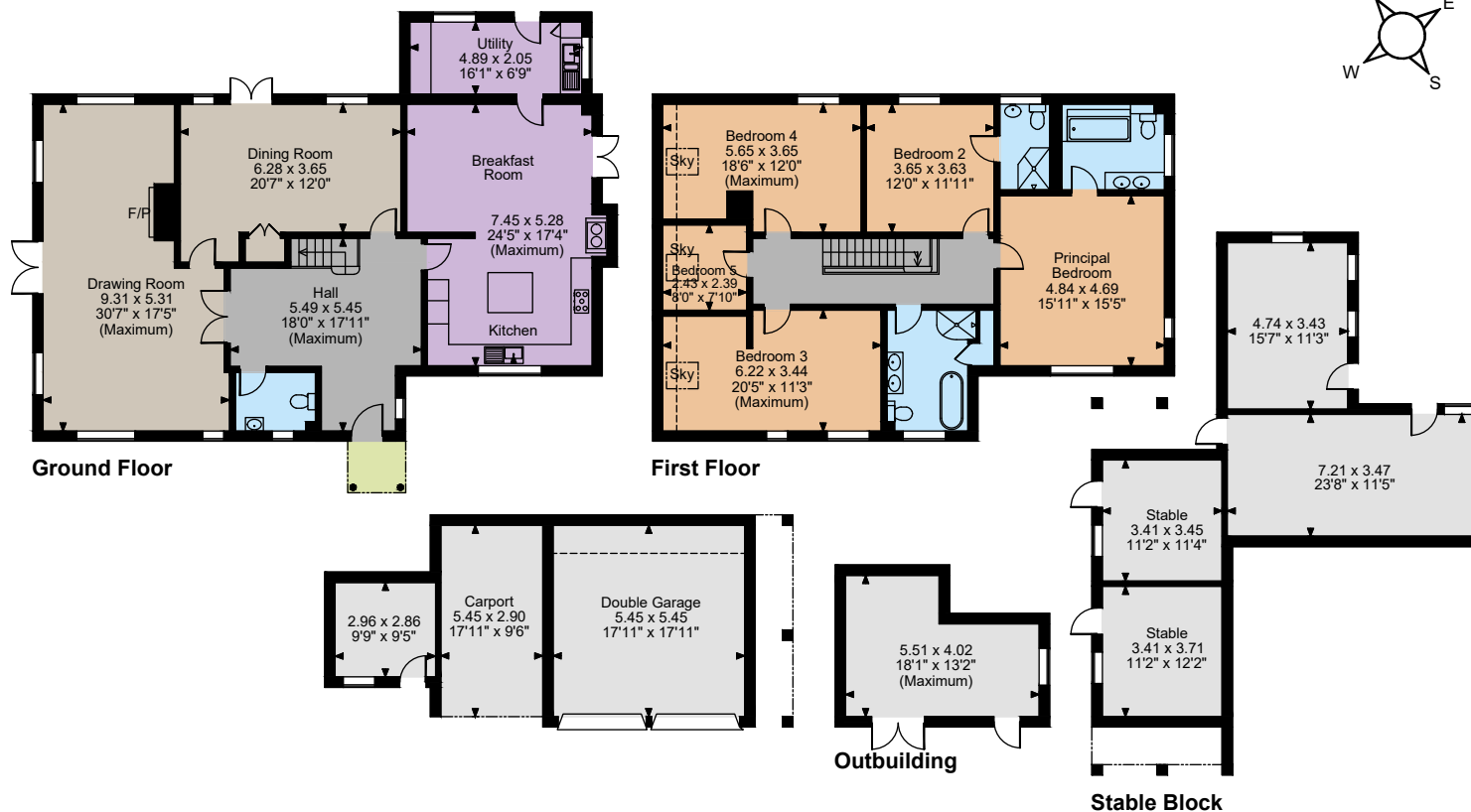
Key Locations

- Nearby village shop and station
- Newbury Racecourse
- Watermill Theatre

Nearby Schools

- Kintbury Primary School
- Elstree
- Farleigh
- Cheam
- 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

Main House internal area 2,839 sq ft (264 sq m)
Garage/Carport internal area 458 sq ft (43 sq m)
Outbuildings internal area 1,001 sq ft (93 sq m)
Total internal area 4,298 sq ft (399 sq m)
For identification purposes only.

Directions

RG17 9SZ

what3words: ///scars.dote.acclaimed

General

Local Authority: West Berkshire Council

Services: Mains electricity and water. Private drainage via a modern treatment plant installed in 2021 which we understand complies with current regulations.

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

Council Tax: Band F

EPC Rating: : D

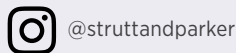
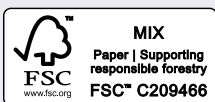
Agents' Note: A public footpath crosses the grounds of the property.

Newbury

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