

Bellbury House & Haycroft Copse, Inkpen, West Berkshire



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Planning consent for a new dwelling of approximately 6,000 sq ft (557 sq m)
Existing secondary dwelling of 2,577 sq ft (239 sq m)
To be sold as a whole or in two separate lots
6.09 acres of gardens, grounds & woodland
Exceptionally private location within the North Wessex Downs
Freehold

Guide price £5,750,000



A rare opportunity to acquire an exceptional site with consent for an outstanding new country house together with an existing secondary residence.

Bellbury House together with the neighbouring Haycroft Copse offer a highly attractive combined estate in one of West Berkshire's most desirable rural locations.

Occupying an elevated south-westerly position, the site overlooks some of the finest countryside in the North Wessex Downs, with views extending towards Combe Gibbet and Walbury Hill. The setting combines privacy, tranquillity and remarkable natural beauty, with exceptional light throughout the day and spectacular sunsets across the surrounding countryside.

Full planning permission was granted in March 2025 and subsequently enhanced through an approved Section 73 application in February 2026. The approved design provides for a substantial family house arranged over three floors, comprising five reception rooms, seven bedrooms and a triple garage, approached via a sweeping private driveway.

Securing planning permission for a house of this scale within the North Wessex Downs is notably difficult. The consent was achieved following an extensive and carefully considered design and planning process, balancing architecture, landscape, ecology and heritage considerations.

The result is a carefully considered planning consent in an exceptional setting, creating an opportunity that would be extremely difficult to replicate.

Adjacent to Bellbury House, Haycroft Copse is a charming, detached dwelling occupying its own private setting. Whilst entirely self-contained, it presents an ideal complementary property to Bellbury House, providing over 2,500 sq ft of flexible secondary accommodation.

Importantly, the acquisition of Haycroft Copse alongside Bellbury House offers considerable practical and lifestyle benefits for the proposed development. The property provides comfortable temporary accommodation during construction, before serving as high-quality ancillary accommodation once the new dwelling is complete, greatly enhancing the functionality and long-term appeal of the combined estate.

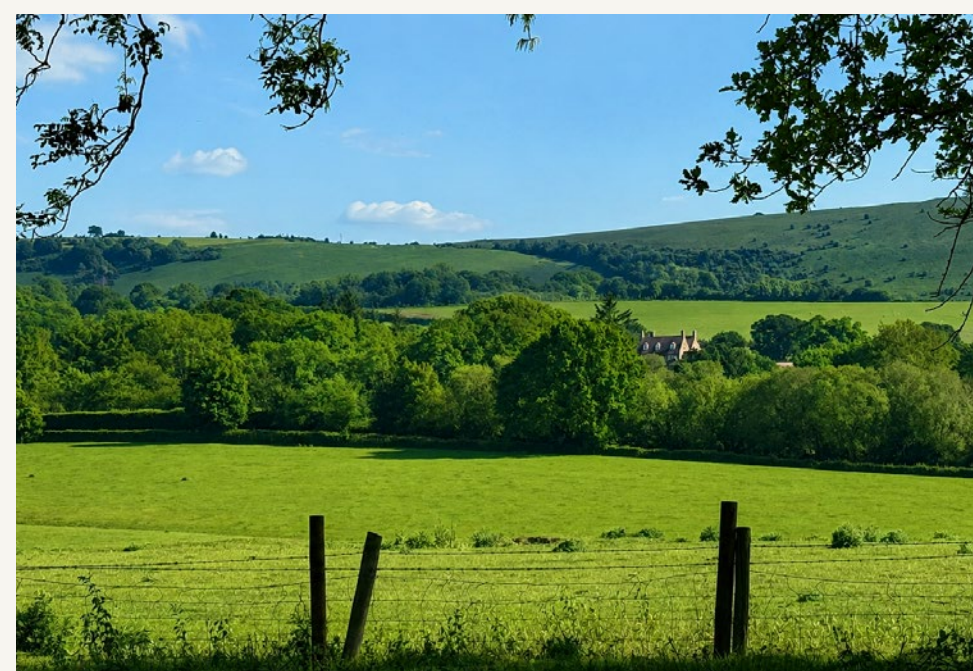
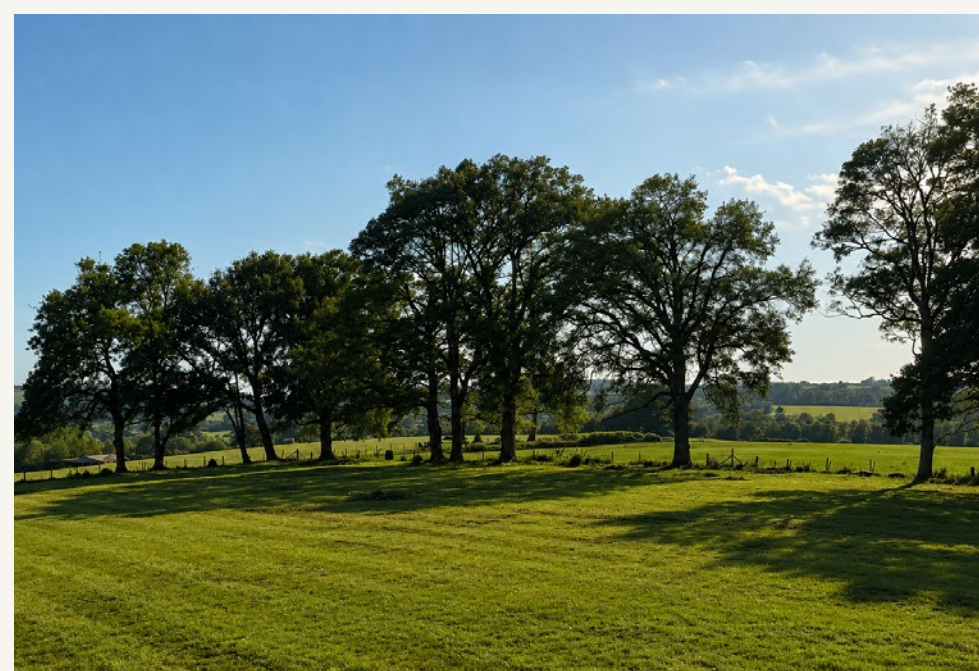
Opportunities to acquire two neighbouring properties of this nature are exceptionally rare. Together they create a versatile country holding with outstanding flexibility. The entire site is available to purchase as a whole or in two separate lots.

Agents Note

Buyers will need to make their own enquiries into planning permissions via the local authority. West Berkshire planning reference 25/02724/FULMA. The proposed floorplan shown in these particulars is subject to building regulations approval.

Haycroft Copse is offered for sale with tenants in situ and is subject to an existing tenancy agreement. A purchaser should satisfy themselves with the terms and obligations of the tenancy agreement prior to submitting an offer.





Location

Bellbury House & Haycroft Copse are situated between the sought-after villages of Inkpen and Kintbury, within the North Wessex Downs National Landscape, an area renowned for its rolling countryside, ancient woodland and extensive network of footpaths, bridleways and cycle routes.

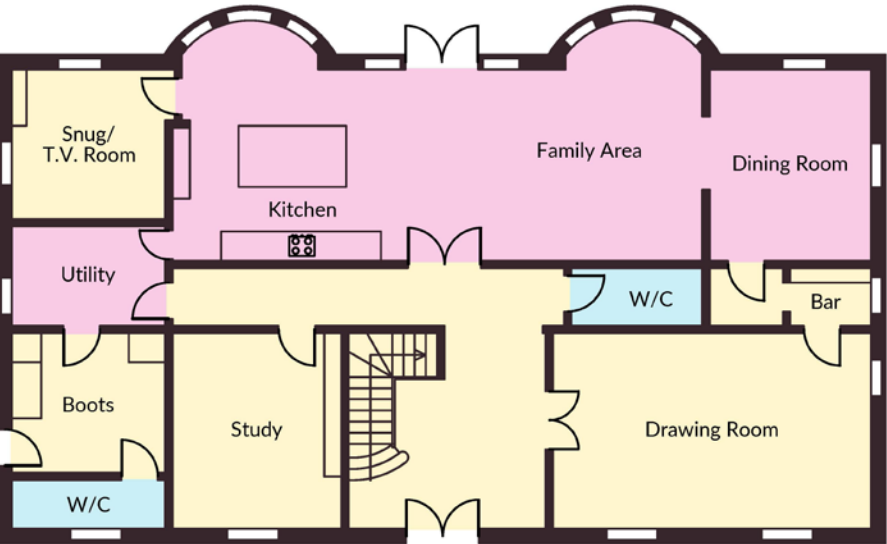
The property enjoys an exceptional balance of rural seclusion and accessibility. Central London is approximately 1 hour and 20 minutes by road, while nearby Kintbury and Hungerford stations provide regular direct rail services to London Paddington. Communications are excellent, with convenient access to the M4 and A34, providing links to London, Oxford, the West Country and beyond.

Inkpen has a thriving village community with a well-regarded primary school, the popular Crown & Garter public house and an active village hall. Nearby Kintbury offers a village shop and post office, two pubs, a doctor's surgery, primary school and railway station. The nearby market towns of Hungerford, Marlborough and Newbury provide an excellent range of shopping, cafés, restaurants and everyday amenities.

The area is particularly well served by an outstanding selection of schools, including Inkpen Primary School, Cheam, Elstree, Farleigh, Downe House, St Gabriel's, Bradfield College and Marlborough College.



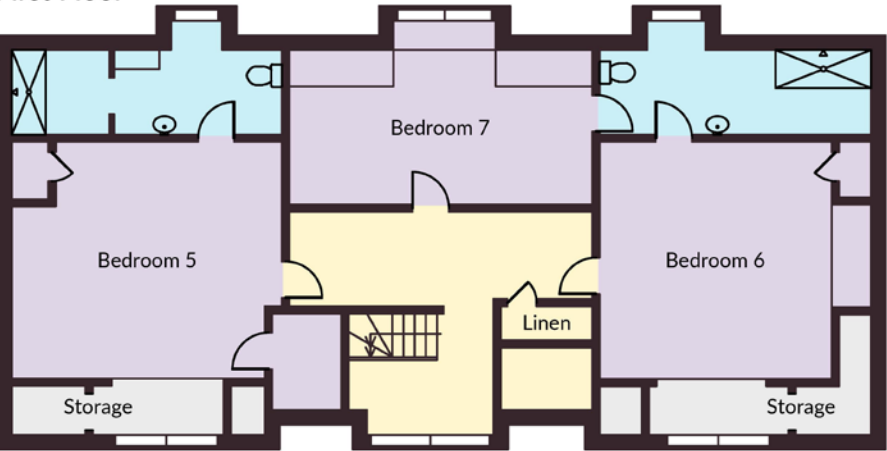
Proposed Plan
Bellbury House, Weavers Lane, Inkpen, Hungerford



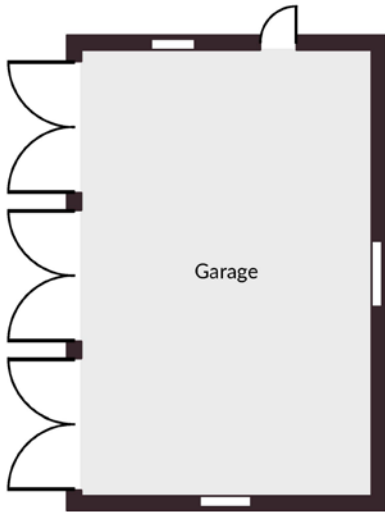
Ground Floor



First Floor



Second Floor

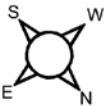


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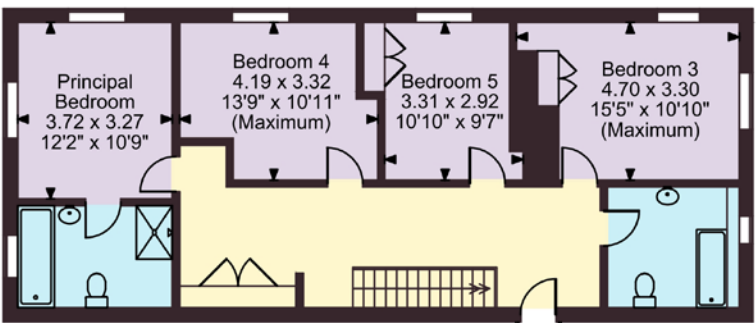
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Haycroft Copse, Folly Road, Inkpen, Hungerford
Total internal area 239 sq m (2,577 sq ft) (Including Garage)



Ground Floor

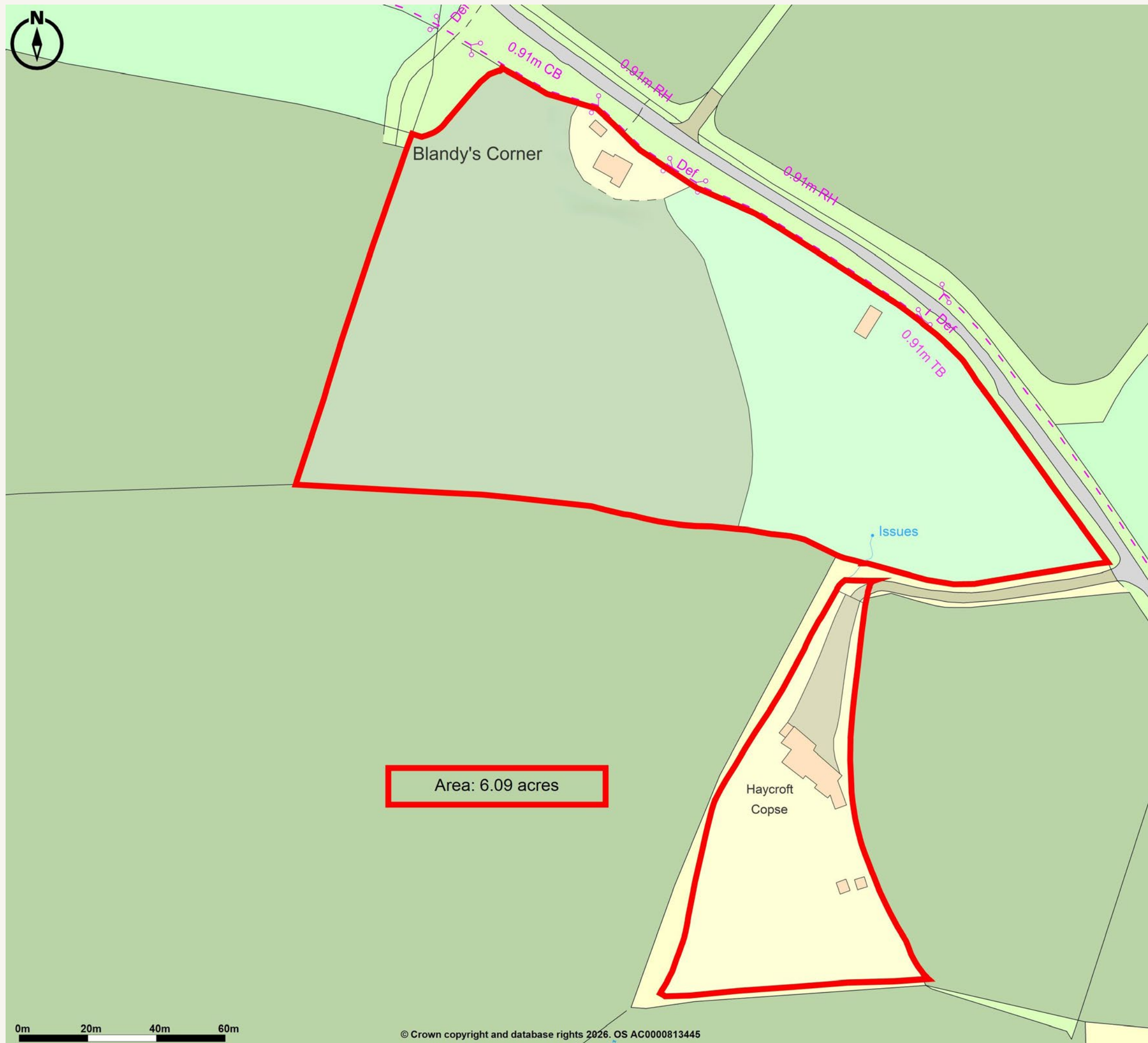


First Floor

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General

Local Authority: West Berkshire Council

Services:

Bellbury House: There is mains electricity and water on site. No mains drainage.

Haycroft Copse: Mains services electricity and water. Oil fired central heating. This property has a private drainage system which may not comply with current regulations. Further details available from the agent.

Council Tax: Band G

EPC Rating: E

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

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