


Bellbury House,
Inkpen, West Berkshire



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An aerial photograph of a vast, rolling green landscape. In the foreground, a large, well-maintained lawn with distinct mowing stripes is visible. A small, square stone building with a gabled roof sits on a slight rise, partially surrounded by a cluster of mature trees. The middle ground is dominated by a dense, lush forest of green trees. Beyond the forest, the land opens up into more green fields and pastures, with a few scattered buildings and structures visible in the distance. The horizon is flat under a clear, bright blue sky.

Planning consent for a new dwelling of approximately 6,000 sq ft (557 sq m)

Elevated position with outstanding views

Approximately 5 acres of gardens, grounds & woodland

Exceptionally private location within the North Wessex Downs

Freehold

Guide price £4,000,000



A rare opportunity to create a landmark country house in one of West Berkshire's most spectacular settings

Bellbury House offers the opportunity to build a substantial Georgian-style country house of approximately 6,000 sq ft, set within around five acres of gardens, grounds and woodland in one of West Berkshire's most attractive rural locations.

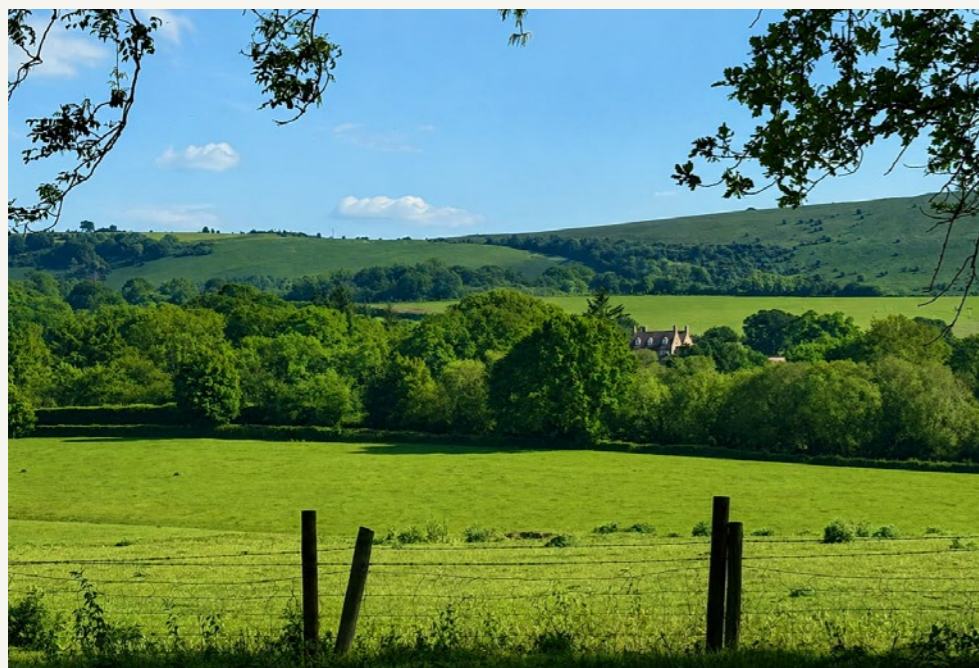
Occupying an elevated south-westerly position, the site overlooks some of the finest countryside in the North Wessex Downs, with views extending towards Combe Gibbet and Walbury Hill. The setting combines privacy, tranquillity and remarkable natural beauty, with exceptional light throughout the day and 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 rare and carefully considered planning consent in an exceptional setting, offering an opportunity that would be extremely difficult to replicate.

Agents Note
Please note buyers will need to make their own enquiries into planning permissions via the local authority. The floorplan shown in these particulars is subject to building regulations approval.





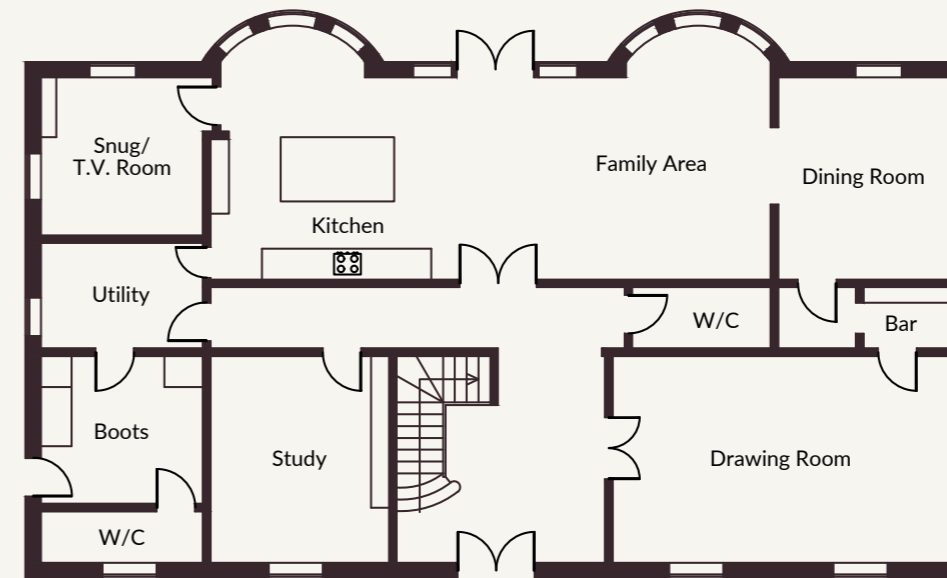
Location

The village sits in the North Wessex Downs Area of Outstanding Natural Beauty and is surrounded by stunning rolling countryside offering superb walking, riding and cycling opportunities. Inkpen has a thriving local community and good facilities including a well-regarded primary school and a popular gastro-pub, and there is a village shop/post office in nearby Kintbury, as well as a primary school, two pubs and a doctors' surgery. There is also a train station providing a regular service from Kintbury into London Paddington. Hungerford and Marlborough offer a further wide range of facilities including a variety of shops, cafes and restaurants, and Newbury caters for most other day-to-day needs. Communications are excellent, with easy access to the M4 and A34 linking with London and the West Country, and regular train services from Kintbury and Hungerford. There is a wide choice of schools in the area including Inkpen primary school, Cheam, Elstree, Farleigh, Downe House, St Gabriel's and Marlborough College.

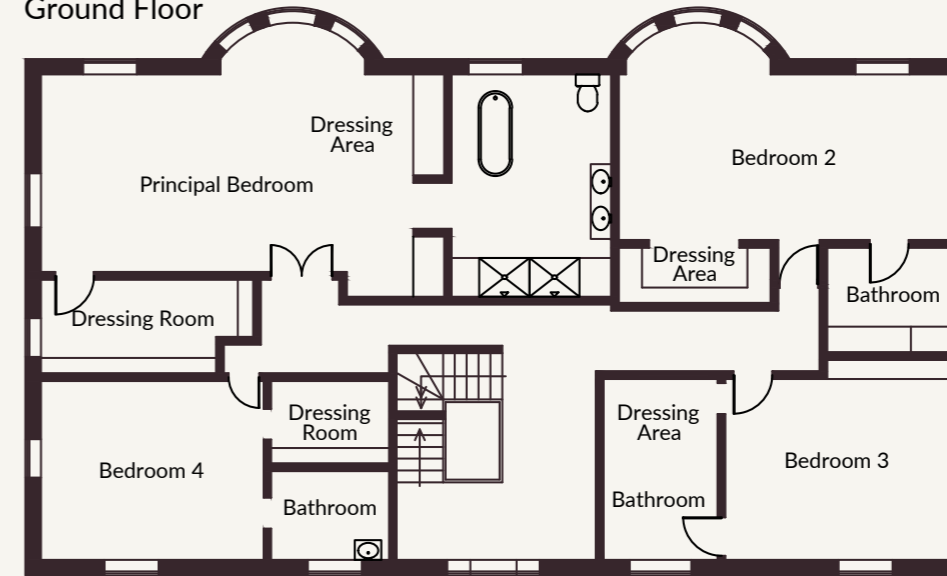


General

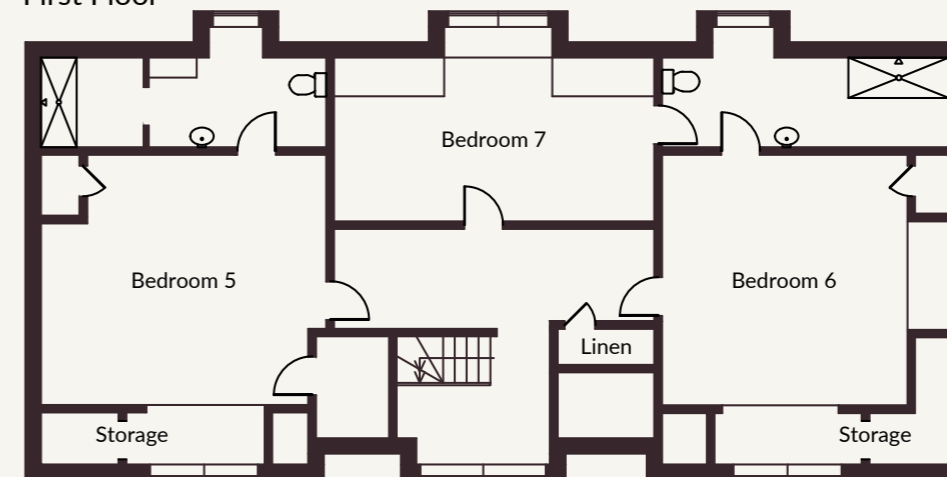
Local Authority: West Berkshire District Council
 Services: There is mains electricity and water on site. No mains drainage.
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



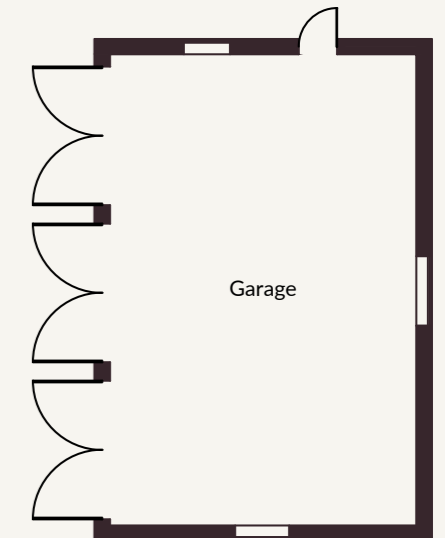
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.


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Consented Plan



National Country House Department
 43 Cadogan St, London SW3 2PR
 020 7591 2213 | london@struttandparker.com

Strutt & Parker Newbury
 55 Northbrook Street, Newbury, RG14 1AN
 01635 521707 | newbury@struttandparker.com

 @struttandparker struttandparker.com

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