



The Old Rectory, Well Street, Burghclere, Nr. Newbury,  
Hampshire

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# The Old Rectory, Well Street, Burghclere, Nr. Newbury, Hampshire, RG20 9HS

A substantial 3,500 sq ft Old Rectory set in a wonderful rural village location with beautiful gardens and views

Newbury mainline train station 4 miles (London Paddington from 42 mins), Hungerford 11 miles, Kingsclere 5 miles, Reading 19 miles, Winchester 23 miles

Entrance Hall | Dining room | Drawing room  
Kitchen/breakfast room | Utility | Boot room  
Boiler room | Larder | Orangery | Study  
Principal bedroom, with en suite shower  
5 Further bedrooms, one with en suite bathroom  
Study/bedroom 7 | Studio | Family bathroom  
Double and single garage | Wood store and numerous outbuildings/storage rooms | Garden shed | Approximately 1 acre of gardens and grounds | EPC Rating F

## The property

The Old Rectory is a handsome and valuably un-listed former rectory with a wealth of original features and stylish modern additions, creating an up-to-date family house in an excellent location. The Old Rectory is approximately 100 years old and has all the characteristic hallmarks of an important village property including a classical façade with an impressive front door and large sash windows. In more recent years, a large orangery has been added at the rear of the house, providing a wonderful mix of more traditional reception rooms, and a newer, more relaxed and light-filled living space which seamlessly connects the house and its grounds. There is a nice farmhouse style kitchen which could easily be enlarged to incorporate

the current dining room, which would again link incredibly well with the 28 ft orangery. In addition there is a well proportioned drawing room with an open fireplace, and also a study/ snug sitting room, also with a fireplace, and door to the garden. Off the kitchen area there is a range of useful rooms including a utility room, store and a covered courtyard. More could be made of this area if desired. Upstairs, the bedroom accommodation is arranged over two floors, on the first floor there are five bedrooms and two bathrooms, and on the second floor there is a further suite of rooms including a bedroom, study/dressing room and a bathroom.

## Outside

The gardens and grounds at The Old Rectory extend to approximately 0.9 acres and are well maintained and provide an attractive backdrop to the house. The gardens are mostly laid to lawn, interspersed with mature shrubberies and flower borders, and to the eastern side of the house there is a small kitchen garden with raised beds and gravel paths. From the rear of the house there are wonderful rural views over adjoining fields looking towards Watership Down. In more recent years a new and generous natural stone terrace has been created at the rear of the house to benefit from the ideal south-westerly aspect. This terrace is easily accessed from the house via the drawing room and orangery. There is extensive parking and garaging including a double garage and a further single garage and store. There is also a timber garden shed and log store.

## Location

The Old Rectory sits in a highly convenient, yet quiet and peaceful rural village in North Hampshire. The village of Burghclere benefits from a pub, church, and two schools, all surrounded by beautiful undisturbed countryside, ideal for walking, cycling and riding opportunities on the many nearby bridal and footpaths. The historic market town of Newbury, just 4 miles away, offers a wide choice of shops, cafes, and restaurants.

























## Floorplans

Main House internal area 331 sq m (3,563 sq ft)  
 Double Garage internal area 30 sq m (323 sq ft)  
 Covered Courtyard/Stores internal area 15 sq m (161 sq ft)  
 Garden Shed internal area 9 sq m (92 sq ft)  
 Garage/Store internal area 19 sq m (205 sq ft)  
 Quoted Area Excludes 'External Wood Store'  
 For identification purposes only.



Road and rail communications are excellent with easy access to the A34 and M4 linking with London, Heathrow Airport and the west country, and there are direct train services from Newbury into London Paddington. There is a wide choice of highly regarded schools in the area including the Clere School in Burghclere itself, or Horris Hill, Cheam, Elstree, Thorngrove, Downe House, Bradfield College and St Gabriel's in the surrounding area.

## Directions

From Newbury, take the A34 south, and exit at the Tot Hill Junction. At the roundabout take the 2nd exit, onto Winchester Road and follow to the T-junction. Turn left into Burghclere, and continue along Harts Lane through. At the Church, turn right onto Church Lane and follow the road to the crossroads. At the crossroads turn right on to Well Street. Once on Well Street, the entrance to The Old Rectory is the third driveway on the right-hand side.

## General

**Local Authority:** Basingstoke and Deane Tel: 01256 844 844

**Services:** Mains electricity, water and drainage. Oil-fired central heating.

**Council Tax:** Band G.

**Tenure:** Freehold.

**Offers in Excess of:** £2,000,000.

## Newbury

55 Northbrook Street, Newbury RG14 1AN

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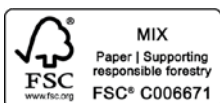
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