



Willows

Westbrook, Boxford, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming six bedroom village house with a wonderful outlook over the Boxford water meadows

A fabulous family house with modern flexible accommodation of approaching 3500 sq ft, in a highly accessible yet green environment.



5 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



0.42 ACRES



FREEHOLD



RURAL/VILLAGE



3,578 SQ FT



**GUIDE PRICE
£1,950,000**



The property

Willows is a fantastic and spacious village house which occupies a wonderful position in Westbrook, a small no-through lane in the popular and beautiful village of Boxford. The house overlooks the water meadows which give the house a feeling of being on the edge of a nature reserve. The house itself has been modernised to offer nicely balanced living accommodation over two floors. The large kitchen breakfast room is of particular note, with modern bifold doors opening out onto the stone garden terrace. The kitchen benefits from a 4 door AGA range cooker, natural stone flooring and a large central island unit complete with breakfast bar. The kitchen is large enough to host a large table and located directly off the kitchen is a good sized walk in larder pantry. The house has four reception rooms including a drawing room with a log burning stove, a study with bespoke wooden bookshelves, a snug cosy sitting room and generous sized family room. Upstairs the accommodation is versatile, with six bedrooms and four bathrooms.

The main bedroom is particularly large with an en suite bathroom with bath and double shower. The main bedroom opens onto a balcony overlooking the meadows beyond.

Outside

The gardens are mostly laid to lawn with a stock fence dividing the property from the water meadows. The gardens feel like they merge into a green oasis beyond where cattle are sometimes grazing and wildlife abound. Around the house there are planted mixed boarders for seasonal interest. A small brook flows through the garden which is particularly charming. There is a recently constructed green oak framed garage with room over on the driveway, which has plenty of party for a number of vehicles. The house is approached from the village lane by a gravel driveway and smart wooden electric gates.











Location

The hamlet of Westbrook to the west of the River Lambourn whilst the neighbouring village of Boxford sits on the other side. The area is well known for its beautiful scenery, and is ideal walking, cycling and riding country. The nearby market towns of Newbury and Hungerford offer a good range of shopping and leisure facilities including a Waitrose supermarket, John Lewis at Home, a cinema, leisure centres, golf courses, restaurants, bars and cafes. The renowned Watermill Theatre and Restaurant at Bagnor is only 3.5 miles away from Willows. A more extensive range of amenities are available in Reading, Swindon and Oxford. Communications in the area are very good with a frequent train service available from Newbury to London Paddington, with journey times from just over an hour. For those who need to commute by car, major road networks can be accessed via junctions 13 and 14 of the M4 which are both approximately five miles away.

There are a number of very good schools in the area including Horris Hill, Cheam, Elstree, Downe House, Marlborough College and Bradfield College.



Distances

- Newbury town centre 5 miles
- Kintbury 6.4 miles
- Oxford 31 miles
- M4 (J13) 5 miles

Nearby Stations

- Newbury (Paddington 41 mins)
- Kintbury

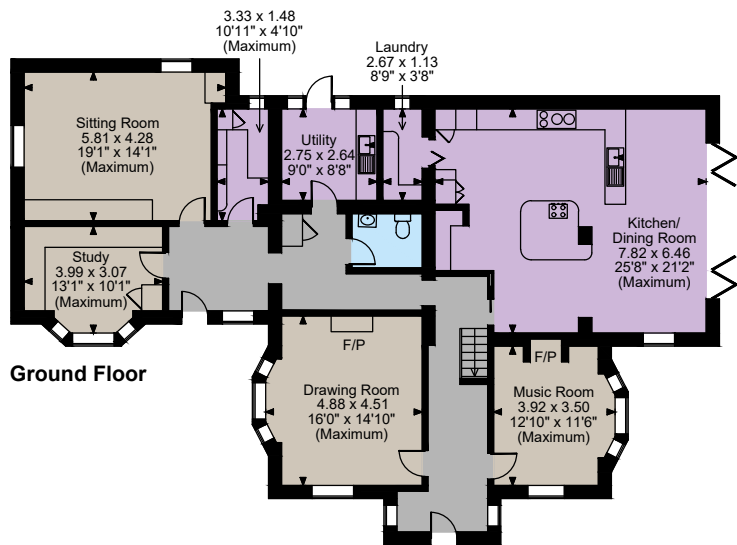
Key Locations

- Watermill Theatre
- Newbury Racecourse
- Highclere Castle

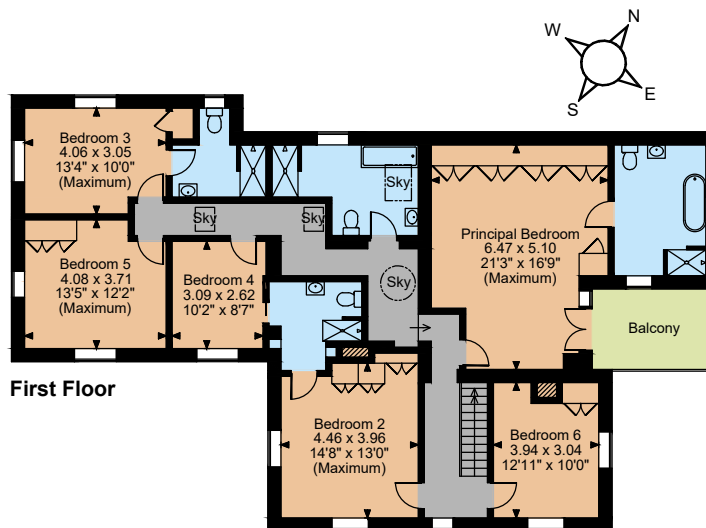
Nearby Schools

- Cheam
- Horris Hill
- Elstree
- Downe House

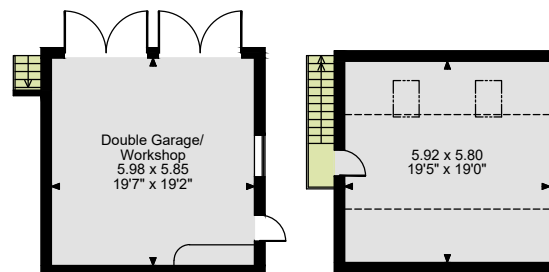




Ground Floor



First Floor



Floor Above Garage

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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 3,578 sq ft (332 sq m)

Garage Building internal area 550 sq ft (51 sq m)

Total internal area 4,128 sq ft (384 sq m)

For identification purposes only.

Directions

RG20 8DN

what3words: ///perplexed.pulled.informer

General

Local Authority: West Berkshire Council

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

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

Council Tax: G

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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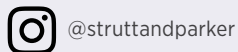
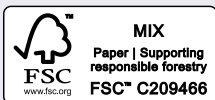
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