



# Winding Wood Cottage

Winding Wood, Kintbury, West Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A detached five bedroom country property in a tucked away location between Newbury and Hungerford

A handsome double fronted family home providing well-presented and generously-proportioned accommodation. Located in a sought-after rural area near to local village and town centre amenities and a station with journey times to London Paddington of around an hour.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**0.82 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,455 SQ FT**



**GUIDE PRICE  
£1,375,000**



### The property

Winding Wood Cottage is an attractive double fronted family home offering almost 2,500 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an elegant and practical living and entertaining environment maximising the stunning views, it provides well-presented and generously-proportioned rooms.

The accommodation flows from a welcoming reception hall with feature Victorian style-tiled flooring. In brief the house comprises a dual aspect sitting room with wooden flooring and an open fireplace, which extends into an oak-framed space with a large, vaulted roof lantern and doors to the rear terrace. A dual aspect snug has an exposed brick fireplace with woodburning stove, flanked on each side by bespoke fitted storage.

The ground floor accommodation is completed by an L-shaped kitchen/dining room with tiled flooring throughout. The kitchen has a range of wall and base units including a breakfast bar, granite work surfaces, modern integrated appliances, and a door to a fitted

utility room with a useful separate cloakroom and a door to the driveway and parking. The dining area has space for a sizeable table and French doors to the rear terrace.

On the first floor the property provides a triple aspect principal bedroom with fitted storage and an en suite shower room, four further well-proportioned double bedrooms and a modern family bathroom with bath and separate shower enclosure. The bedrooms have fantastic views across rolling farmland.

### Outside

The house is approached through a five-bar gate over a gravelled driveway and forecourt providing private parking and giving access to a detached double garage.

Winding Wood Cottage takes full advantage of its beautiful rural location and the garden has far reaching views of the adjacent countryside.



The formal well-maintained garden to the rear is laid mainly to level lawn interspersed with well-stocked flower and shrub beds and bordered by mature hedging and trees. It features a number of seating areas, including a timber summer house and a paved rear terrace accessible from the sitting room and dining area, ideal for entertaining and al fresco dining. A stock-fenced paddock with an orchard adds versatility to the grounds. Within this paddock there are some ground level solar panels which feed the house and a battery storage unit in the garage increasing energy efficiency.

The double garage incorporates a side hall with stairs rising to a vaulted first floor room extending to more than 24 ft in length, with potential for conversion to a self-contained annexe if required (STP).

### Location

The property occupies a fabulous position situated on a quiet lane, yet close to Newbury, Kintbury and Hungerford. The beautiful surrounding countryside offers wonderful walking and riding opportunities and the area has all the advantages of rural outdoor space combined with accessibility to larger towns and transport links. Nearby Kintbury has an excellent range of local amenities including a village shop, popular pub, and doctors' surgery, as well as a station with direct train services into London Paddington. There is a good choice of cafes, pubs and shops in Hungerford and Marlborough and the larger town of Newbury caters for most other everyday needs. Road and rail connections are excellent, with easy access to the A34 and M4 linking with London, Heathrow Airport and the West Country, and there are good commuting options by train from Newbury or Kintbury stations.

There is a wide choice of highly regarded schools in the area, including Cheam, Elstree, Downe House, Marlborough College and Bradfield College.



### Distances

- Kintbury 3 miles
- Hungerford 5 miles
- Newbury 7.5 miles
- Marlborough 14 miles
- M4 (J14) 3.5 miles

### Nearby Stations

- Kintbury, Hungerford and Newbury into London Paddington

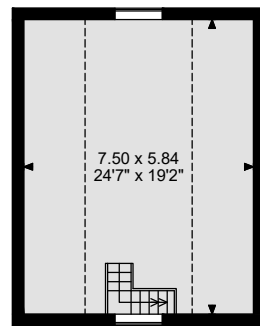
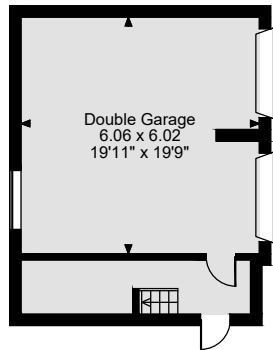
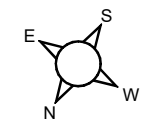
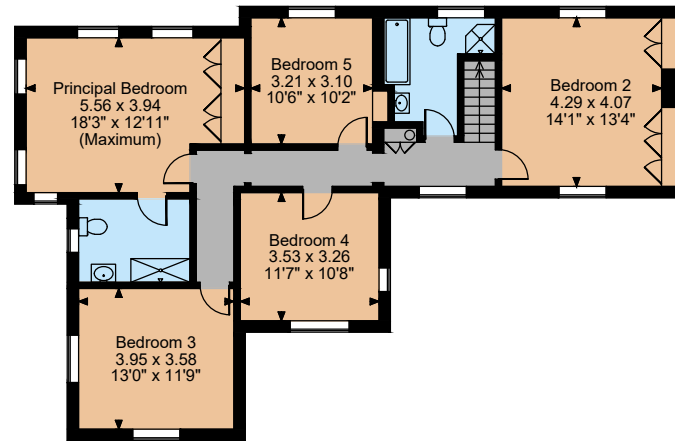
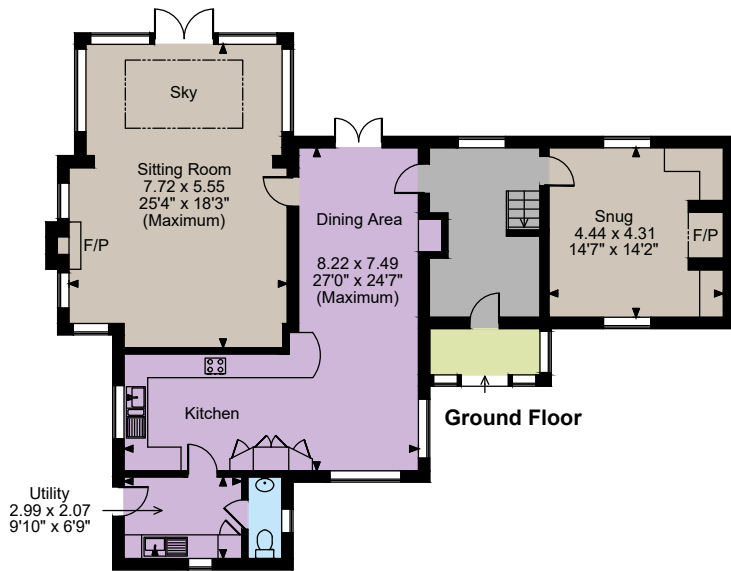
### Key Locations

- The Retreat, Elcot Park
- The Woodspeen Restaurant
- The Watermill Theatre
- Newbury Racecourse

### Nearby Schools

- Elstree, Horris Hill, Cheam Prep schools
- Downe House, St Gabriel's, Bradfield College, Marlborough College





**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 2,455 sq ft (288 sq m)

Double garage area 703 sq ft (65 sq m)

Total internal area 3,158 sq ft (293 sq m)

For identification purposes only.

## Directions

RG17 9RN

what3words: ///appeal.verdict.blackmail

## General

**Local Authority:** West Berkshire District Council

**Services:** Mains electricity with the addition of 5.24 kW ground mounted solar panels and battery storage. Oil fired central heating.

Oil fired central heating.

Private drainage system which complies with current regulations. Private water supply.

Fibre is delivered direct to the house providing fast Wi-Fi speeds. Further details available from the agent

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

**Council Tax:** Band F

**EPC Rating:** E

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

**Tenure:** Freehold

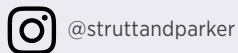
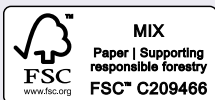
## Newbury

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