

The Poughley House Estate,
Nr. Hungerford, West Berkshire



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& Parker

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Main house 8 bedrooms | 6 bathrooms | 5 reception rooms
Lodge house 2 bedrooms | Garden cottage 4 bedrooms
Gardens and grounds | Walled garden| Tennis court
Approximately 18 acres
10,783 sq ft (1,002 sq m) | Freehold

Guide price £3,000,000



A fine and valuable unlisted country house with impressive grounds, lodge house and further substantial cottage, all set in approximately 18 acres

Poughley House is a historic country house, and its origins are believed to be mentioned in the Domesday Book.

The house occupies fully mature and beautiful grounds with a high degree of seclusion and privacy. The house itself is a beautiful example of an early manor house with a mixture of brick and flint and rendered elevations with later additions.

The house flows from a lovely central hallway with attractive open staircase which climbs to the second floor. The over 20-foot drawing room has a lovely open fireplace, attractive bay window with views over the garden and stunning original timbered ceiling. There is a large dining room which also has a traditional stone open fireplace and bay window linking well with the adjacent kitchen. The kitchen is conveniently located in the middle of the house and is fitted with tradition wooden cabinetry, a central island and a four oven Aga. Adjacent to the kitchen is a charming breakfast room which works very well for casual entertaining, alongside family life and has direct access to the garden via French doors. There is a butler's pantry and separate larder located directly off the kitchen. There is large 23-foot family room which links with the south-west facing courtyard via three sets of French doors. On the ground floor there is a cloakroom off the central hallway, and a second WC located next to the laundry room and boot room.

On the first floor there are 4-5 double bedrooms depending on how the house is used. There is a lovely principal bedroom suite with dressing room and large en suite bathroom. A second adjoining bedroom can be used as a secondary generous dressing room, or this can be a bedroom in its own right. There is spare bedroom suite, and two further bedrooms with two further bathrooms on this floor. The second floor of the house there are 3 double bedrooms and two bathrooms, this makes a wonderful children's suite of bedrooms.

The Garden Cottage

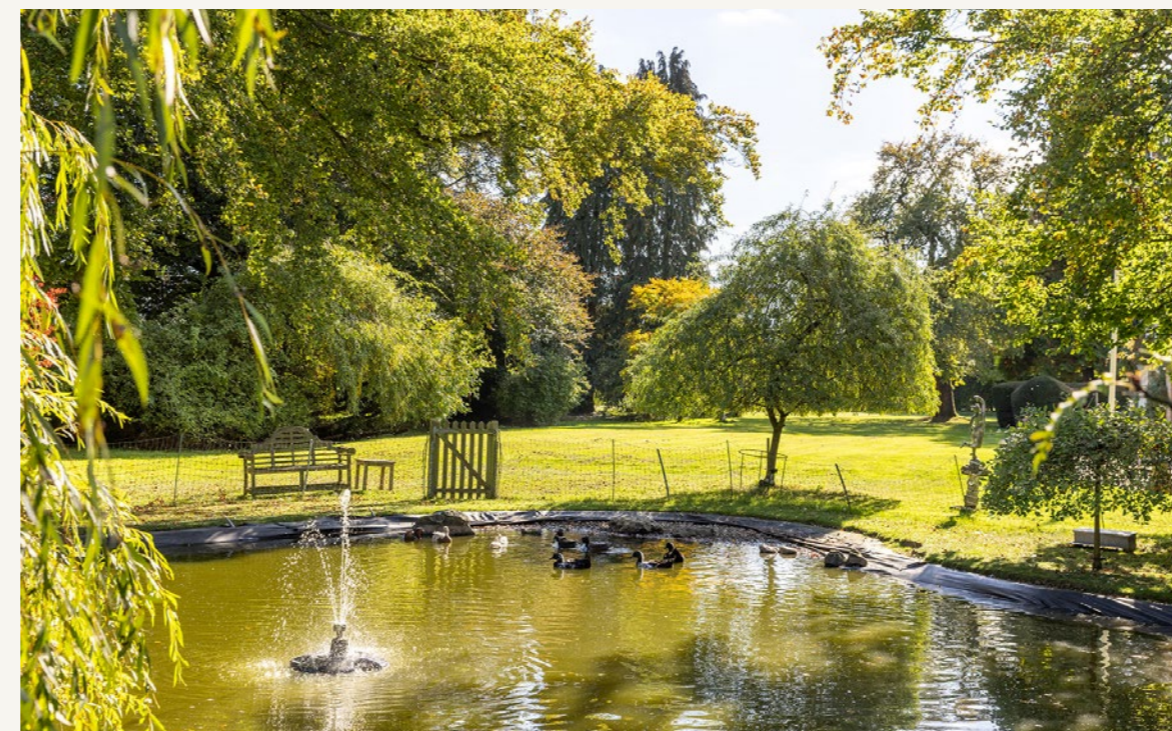
The Garden cottage is an attractive barn style period building and is located across the driveway from the main house, acting as a substantial secondary house of over 1,500 sq. foot of accommodation. There is a generous 22-foot sitting room with French doors leading out into a private garden. There is also a generous kitchen/dining room, utility room and a cloakroom. There are four bedrooms and two bathrooms.

Poughley Lodge

Poughley Lodge is a charming period two bedroom lodge house located at the top of the drive. There are two bedrooms and two bathrooms, living room and kitchen. There is a private garden within the walled garden.

Outbuildings

There is a garden machinery store (24.6X14 ft), a workshop, storeroom and potting shed. There is a large traditional style greenhouse and a double field shelter with tack/ feed room.





Outside

Poughley House is approached from a country lane, past The Lodge, arriving at electric gates before proceeding down a gravel drive to main house.

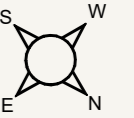
The gardens and grounds are a particular feature of the property and have been beautifully maintained by the current family for over 40 years. The house sits proudly in its majestic grounds, and smartly manicured lawns surround the house, interspersed with well stocked mixed herbaceous plants and shrub borders creating all year-round interest. The Poughley House Estate has a large selection of mature trees, paddocks and parkland providing the perfect setting.

There is a delightful courtyard featuring a stone fountain off the family room. The south-west positioning of the courtyard creates a sun trap providing a wonderful place to entertain and enjoy the impressive David Austin rose garden and waterlily pond. There is an all-weather tennis court with its own pavilion for watching the game at play.

There is a beautiful old brick walled garden currently laid to grass, with potential to create a kitchen and cutting garden alongside the large existing traditional greenhouse.



Poughley House Woodlands St. Mary, Hungerford
 Approximate Gross Internal Floor Area
 House internal area 7,696 sq ft (715 sq m) (Inc. Garden Store)
 Garden Cottage internal area 1,582 sq ft (147 sq m)
 Garden Stores internal area 721 sq ft (67 sq m)
 Poughley Lodge internal area 784 sq ft (73 sq m)
 Total internal area 10,783 sq ft (1,002 sq m)



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Location

Woodlands St Mary is a small village to the north of Hungerford on the edge of the Berkshire Downs, and lying within the North Wessex Downs Area of Outstanding Natural Beauty. The area is well known for its stunning countryside and there is extensive high quality walking and riding in the immediate area. There is an active local community, and good local amenities in nearby Lambourn, as well as a nearby popular pub, The Pheasant. Hungerford, Marlborough and Wantage all offer a wide range of facilities, and Newbury is also within easy reach providing an extensive range of facilities catering for most day to day needs. Leisure activities in the area include the Watermill Theatre and Newbury Racecourse.

Communications in the area are excellent with easy access to the M4 (J14) and the A34 at Newbury. There are fast train services from both Hungerford and Newbury into London Paddington.

There is a wide choice of schools nearby including Cheam, Pinewood, Elstree, Marlborough College, Bradfield College and Downe House, as well as primary schools at Wickham, Baydon, Chilton Foliat and Ramsbury.

Postcode region: RG17

General

Local Authority: West Berkshire Council
 Services: Mains electricity and water. LPG central heating. Compliant private drainage.
 Oil fired central heating.
 Council Tax: Band H
 EPC Rating: F
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



The Lodge

Garden Cottage

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Newbury

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