



Rookery Farmhouse

Hollington, Newbury

A characterful yet unlisted period property in a highly sought-after rural setting within a popular and well-connected village.

The handsome red brick former farmhouse dates back to the early 1900s and has been extended and modernised. The house possesses a wealth of character though benefits from being unlisted, creating wider scope for further improvements.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



5.79 ACRES



RURAL



DOUBLE CARPORT



FREEHOLD



2,713 SQ FT



**GUIDE PRICE
£1,750,000**



The property

Rookery Farmhouse has been a much-loved family home for more than three decades, with numerous updates made to the house over the years. Now ready for a new family, the house offers wonderfully light, airy and spacious accommodation over two floors, as well as lovely views to the rear over open countryside. The décor sympathetically combines the period elements of the home, such as character fireplaces, with more modern additions, and it is an excellent size and layout for the demands of busy family life. On the ground floor, the kitchen and adjoining sun room/dining room serves as the heart of the home, and is also open plan to the main reception hall. There is a separate dual aspect sitting room and an attached snug/study. Additional accommodation includes a utility room, boot room, a cloakroom with WC and a separate shower room. Upstairs, the principal bedroom to the rear has its own en suite bathroom, and there is a further guest bedroom with en suite WC. The two remaining bedrooms share a family bathroom.



Outside

The house is tucked away amongst mature woodland in a very private setting, with open farmland to the rear providing captivating and far-reaching views. A sweeping gravel entrance leads up to a generous driveway, a detached double car port and a home office. Within a separate block there is a self-contained one-bedroom annexe, ideal for an au pair, a workshop and three stables now used for storage. The grounds extend to about 5.79 acres, including paddocks, meaning there is scope for equestrian use or as a smallholding.

The gardens that surround the property are wonderfully mature and feature established trees, shrubs, hedging and border plants such as daffodils. A fabulous terrace to the rear – partly shaded by a pergola – looks out over the adjoining paddocks and is a charming spot to enjoy meals alfresco.

Location

Hollington is a small hamlet close to Woolton Hill, Nr Newbury, an extremely popular village lying to the south-west of Newbury close to Highclere, surrounded

by the open countryside and woodland of the North Wessex Downs National Landscape, renowned for its walking and riding.

The village offers a good range of day-to-day amenities including a village shop with Post Office, popular infant and junior schools, church, GP surgery and public house with restaurant, with leisure facilities including a tennis club. The nearby historic market town of Newbury offers a comprehensive range of amenities centred around its large market square including shops, restaurants, theatres and sporting facilities including Newbury Racecourse.

Communication links are excellent: buses link the village to Newbury and Andover, the A34 (3.5 miles) gives access to the M4 and motorway network, and Newbury station (6.8 miles) offers regular trains to central London in around 40 minutes. The area offers a wide range of state and independent primary and secondary schooling, including Downe House, St Gabriel's, The Downs School and Priors Court.



Distances

- Woolton Hill 1.5 miles
- Newbury 6 miles
- Hungerford 9 miles

Nearby Stations

- Newbury (London Paddington 40 minutes)
- Newbury racecourse (London Paddington 40 minutes)

Key Locations

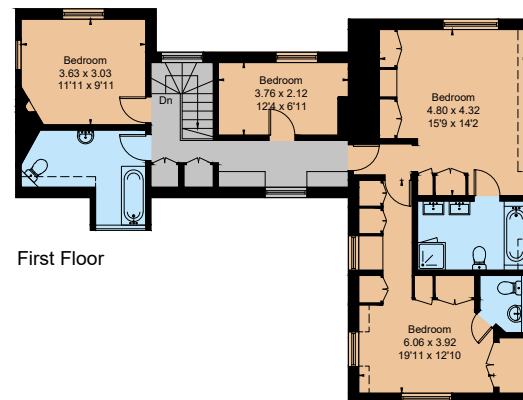
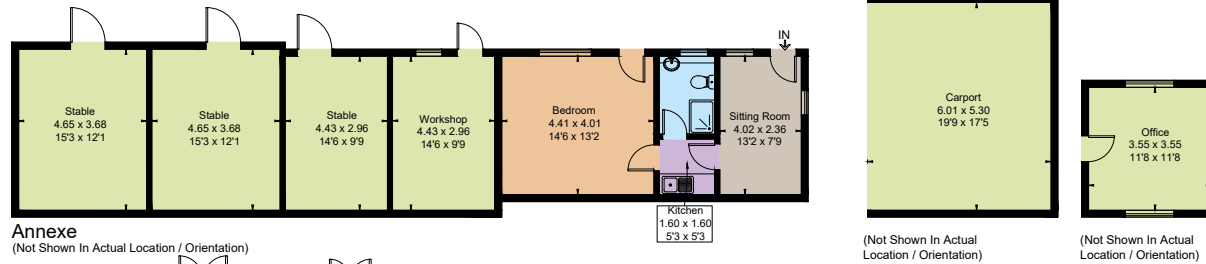
- Wessex Downs National Landscape
- The Ridgeway and Beacon Hill
- Greenham Common

Nearby Schools

- Downe House
- St Gabriel's School
- The Downs School
- Cheam
- Elstree School



Approximate Floor Area = 252.1 sq m / 2713 sq ft
 Outbuildings = 107.9 sq m / 1161 sq ft
 Total = 360.0 sq m / 3874 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88940

Floorplans

Main House internal area 2,713 sq ft (252.1 sq m)
 For identification purposes only.

Directions

RG20 9XP

What3words ///majors.cabbies.eagles

General

Tenure: Freehold

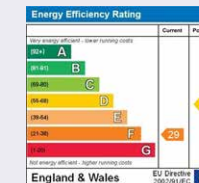
Local Authority: Basingstoke & Deane

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

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

Council Tax: Band F

EPC Rating: F



Newbury

55 Northbrook Street, Newbury, RG14 1AN

01635 521707

newbury@struttandparker.com
struttandparker.com



@struttandparker

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