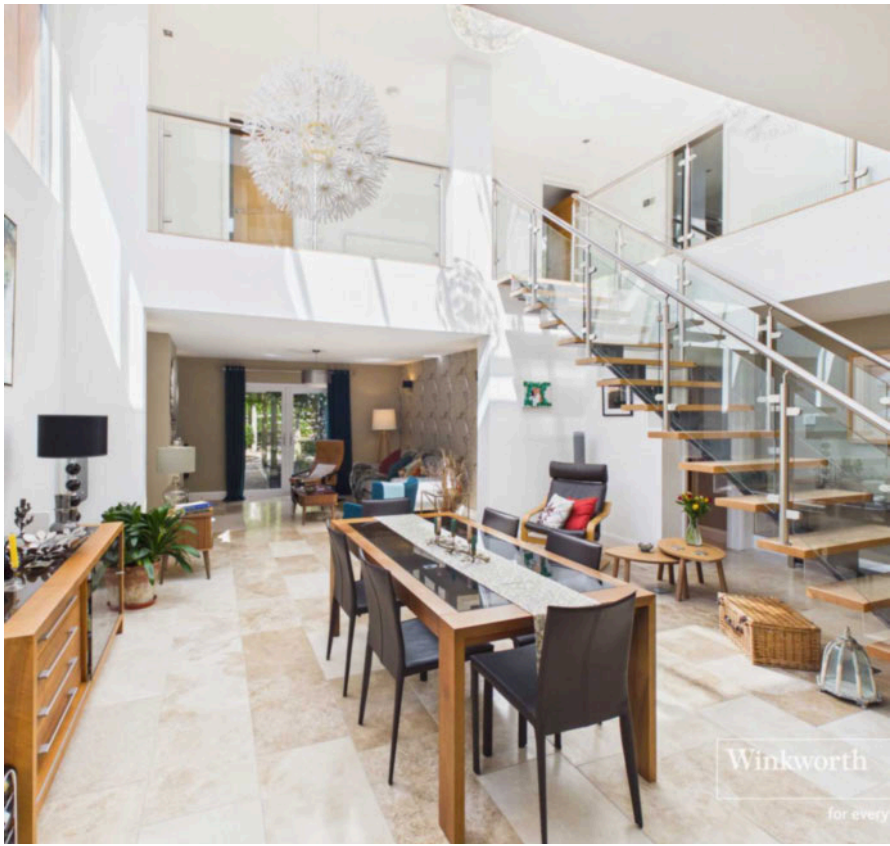




OLD CAMP NEWBURY ROAD, HEADLEY, THATCHAM, HAMPSHIRE, RG19 8LG

Winkworth





Old Camps, Newbury Road, Headley, Thatcham, Hampshire, RG19 8LG Freehold

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CONTEMPORARY COUNTRY LIVING AT ITS FINEST - AWARD-WINNING GARDENS, A DETACHED ANNEXE

Old Camps, Headley, Near Newbury.

A Remarkable Contemporary Country Home with Award-Winning Gardens, Detached Annexe and Far-Reaching Views Towards Watership Down.

Occupying a spectacular elevated position with commanding views across the North Hampshire countryside towards the iconic landscape of Watership Down, Old Camps is an exceptional contemporary country residence combining striking architecture, outstanding energy efficiency and beautifully landscaped gardens extending to approximately 1.08 acres.

Designed to embrace both natural light and its breathtaking surroundings, the property offers more than 4,500 sq ft of versatile accommodation including a luxurious detached two-bedroom annexe, extensive garaging, workshop facilities and a collection of outbuildings, creating a home perfectly suited to modern family life, multi-generational living or those seeking space to work, entertain and relax in equal measure.

The approach immediately sets the tone, with the house enjoying a wonderful sense of privacy and seclusion within its award-winning grounds. At the heart of the home lies a magnificent double-height atrium, flooded with natural light from an impressive roof lantern above. Limestone flooring with underfloor heating flows throughout much of the ground floor, whilst the central dining space creates a stunning focal point for both everyday family life and larger gatherings.

Beyond, the accommodation unfolds effortlessly. A beautifully proportioned sitting room centres around a log-burning stove and enjoys direct access to the terrace and gardens beyond. A further snug provides a more intimate retreat, whilst the well-appointed kitchen and utility room connect seamlessly to the living spaces. A separate study and additional flexible reception room currently utilised as a home office further enhance the practicality of the layout.

A galleried staircase rises to the first floor where large windows continue to frame the surrounding countryside. The principal suite occupies a privileged position within the house, enjoying floor-to-ceiling glazing, access to a substantial roof terrace and uninterrupted

views stretching across the landscape. Complemented by a luxurious en-suite wet room and dedicated dressing room, it creates a private sanctuary away from the rest of the home. Four further double bedrooms and a family bathroom provide excellent accommodation for family and guests.

Separate from the main residence, the detached annexe offers exceptional flexibility. Finished to an equally high standard, it provides two bedrooms, including an en-suite guest room, whilst a superb open-plan first-floor living space with vaulted ceilings and a central log burner creates an impressive self-contained home. Ideal for extended family, independent teenagers, guests or live-in support staff, it offers complete independence whilst remaining connected to the main property.

Outside, the grounds have been thoughtfully designed and lovingly cultivated by the current owners. A beautifully enclosed courtyard provides a sheltered space for entertaining from spring through to autumn, whilst decked terraces lead down to formal gardens, productive vegetable plots, fruit gardens and areas of open lawn. Every aspect of the landscape has been carefully considered to create year-round colour, interest and enjoyment.

Further practical benefits include double garaging for both the main house and annexe, workshop facilities, a greenhouse, barn and extensive storage. The property also benefits from an exceptional A-rated energy performance, incorporating modern technologies including Tesla Powerwall battery storage, delivering impressive sustainability alongside reduced running costs.

Despite its wonderfully rural setting, Old Camps remains highly convenient for everyday life. The nearby villages of Ecchinswell and Kingsclere offer a strong sense of community, whilst Newbury, Basingstoke and Thatcham provide excellent shopping, leisure and transport connections. Direct rail services to London Paddington and Waterloo can be reached within a short drive, making the property equally suited as a principal residence or country retreat.

Old Camps is a rare combination of contemporary design, energy-efficient living and exceptional countryside views, creating a truly unique country home in one of the area's most desirable locations.



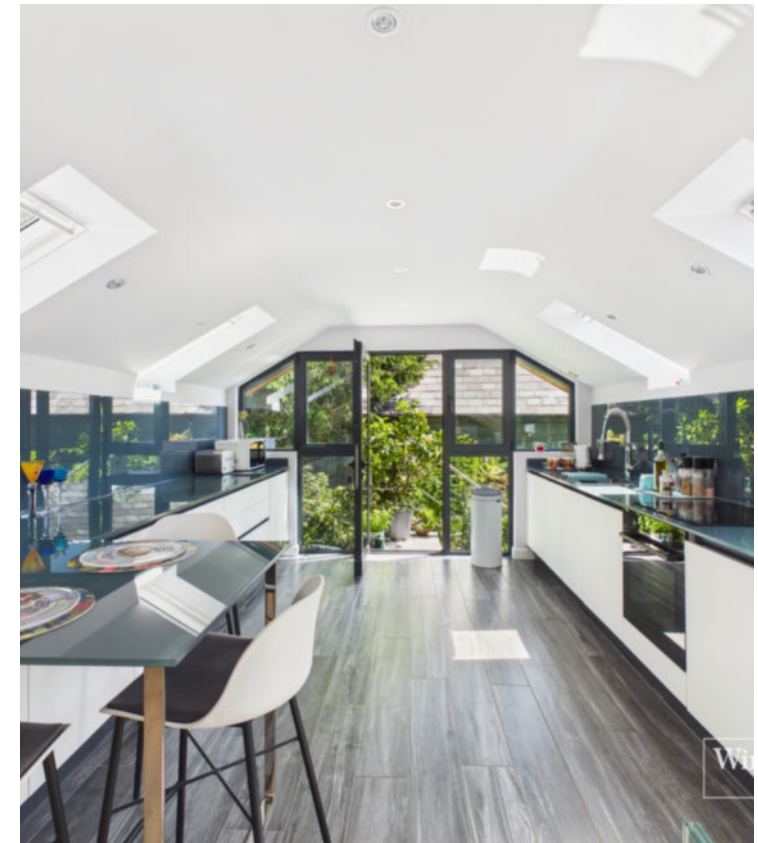
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Score	Energy rating	Current	Potential
92+	A	106 A	109 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 Ground Floor Building 1	 Floor 1 Building 1	Winkworth Approximate total area⁽¹⁾ 545.6 m² 5875 ft² Balconies and terraces 27.6 m² 297 ft² Reduced headroom 17.8 m² 191 ft²
 Ground Floor Building 2	 Floor 1 Building 2	(1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360





LOCATION

Nestled on the Hampshire and Berkshire border, Headley is one of those villages that perfectly captures the appeal of rural English country living. Surrounded by rolling farmland, ancient woodland and open countryside, yet remarkably well connected, it offers a balance of peace, community and convenience that continues to attract families, professionals and those seeking a lifestyle change from town and city living.

At the heart of the village is a strong sense of community, centred around the village church, local events and nearby country pubs. The surrounding countryside provides endless opportunities for walking, cycling and riding, with numerous footpaths and bridleways linking neighbouring villages and open countryside. The nearby landscape of Watership Down, immortalised in literature and renowned for its natural beauty, offers some of the most picturesque scenery in Southern England.

For day-to-day amenities, the neighbouring villages of Kingsclere and Ashford Hill provide local shops, cafés, pubs and essential services, whilst Newbury and Basingstoke offer a wider range of retail, leisure and dining options. Newbury, with its historic market town charm, racecourse and extensive shopping facilities, remains a particular draw for residents of the area.

Families are especially attracted to Headley due to the excellent choice of schooling available locally. The area is well served by a range of highly regarded state and independent schools including Cheam, Horris Hill, Thorngrove, St Gabriel's, Downe House, Elstree, Bradfield College and Cheam School, making it particularly popular with those seeking a countryside lifestyle without

compromising educational opportunities.

Commuters are equally well catered for. Newbury, Basingstoke and Thatcham stations provide direct rail services to London Paddington and Waterloo, whilst the A34 and M4 offer excellent road connections to Oxford, Reading, Winchester, Southampton and the wider motorway network. Heathrow Airport can also be reached in around an hour, making the area highly practical for both business and international travel.

Property within Headley is characterised by an attractive mix of period cottages, character village homes, substantial country houses and modern family residences, many enjoying generous plots, far-reaching rural views and a wonderful sense of privacy. The combination of beautiful countryside, excellent schools, strong transport links and a welcoming village atmosphere continues to make Headley one of the most desirable rural locations on the Berkshire and Hampshire border.

For those seeking the charm of village life combined with accessibility and some of the finest countryside in the South of England, Headley offers an exceptional place to call home.



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