



Winkworth

for every step...

Worlds End, Beedon, Newbury, Berkshire, RG20

£1,000,000 *Freehold*



Classic country elegance with open-field views and fast London access — the best of both worlds.

Langley House is an exceptional family home, thoughtfully designed and constructed in a classic architectural style by the highly regarded developers, Chaldean. Combining timeless aesthetics with modern craftsmanship, the property delivers an elegant yet highly practical living environment, perfectly suited to contemporary family life.

From the moment you step inside, the quality of finish is immediately apparent. The ground floor has been carefully arranged to provide a series of generous and beautifully proportioned reception spaces, all filled with natural light and designed for both everyday living and entertaining. Each room flows effortlessly into the next, creating a sense of space, balance, and quiet sophistication.

Upstairs, the first floor continues this theme of comfort and refinement. The principal suite offers a calm and private retreat, complete with a dressing area and a well-appointed en suite bathroom. A guest bedroom also benefits from its own en suite, while three further bedrooms are served by a stylish family bathroom — all finished to an excellent standard and thoughtfully laid out.

Outside, the setting is a true highlight. The overall plot extends to in excess of half an acre, with a substantial rear garden laid predominantly to lawn and fully enclosed to create a private and secure environment — ideal for families and outdoor living alike. Beyond, the property enjoys attractive views over open fields, adding a wonderful sense of space and connection to the surrounding countryside.

A sun terrace extends seamlessly from both the sitting room and kitchen, perfectly positioned to take full advantage of the desirable southerly aspect — ideal for entertaining or relaxing throughout the day.

A gravelled driveway provides ample parking and leads to a beautifully crafted oak-framed covered BBQ and entertaining area, a lifestyle-led feature that perfectly suits modern living. Importantly, this structure has been designed so that it could easily be reinstated as traditional garaging, offering flexibility for future owners depending on their needs.

Despite its idyllic rural setting, Langley House is exceptionally well connected. The M4 is within easy reach, providing swift access to Newbury, Reading, and the wider motorway network. Newbury station, approximately six miles away, offers direct mainline services to London Paddington in under an hour, while Didcot Parkway provides additional fast services into London, further enhancing accessibility for commuters.

The area is particularly well regarded for schooling, with The Downs School in Compton widely considered one of the best secondary schools in the area, alongside a strong selection of both state and independent options nearby.

Langley House is a home that balances traditional charm with modern luxury — offering space, flexibility, far-reaching views, strong schooling, and excellent connectivity in a highly desirable setting.

KEY FEATURES

- Built by the highly regarded developers Chaldean in a timeless, traditional style.
- Beautifully presented throughout with high-quality finishes and modern craftsmanship.
- Generous, light-filled reception rooms with excellent flow for family living and entertaining.
- Five well-proportioned bedrooms including a principal suite with dressing area and en suite.
- En suite guest bedroom plus three further bedrooms served by a stylish family bathroom.
- Plot extending to in excess of 0.5 acres with a large, private rear garden.
- Attractive views over open fields to the rear, enhancing the sense of space and setting.
- South-facing sun terrace accessed from both the sitting room and kitchen.
- Oak-framed covered BBQ and entertaining area, with potential to reinstate as garaging.
- Excellent connectivity via the M4 (J13), Newbury station (under 1 hour to London Paddington) and Didcot Parkway for fast mainline access.

Newbury

01635 552552 | newbury@winkworth.co.uk

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MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: B

Please be aware, if your offer is accepted you will be required to complete third party AML checks. The cost of this is £30 per buyer.

