

Newbury Road, Headley, Thatcham, Hampshire, RG19

8 4 4

£1,700,000 *Freehold*

NO ONWARD CHAIN A beautifully presented eight-bedroom home sitting in just under two acres, with four bathrooms, a 28ft living room and double garage.

The ground floor comprises of an impressive open plan living dining space that spans 28ft. The room offers underfloor heating and two access points onto the rear garden via French doors and bifolds. With four windows, the room is flooded with natural light and offers remarkable views of the wrap around plot. The kitchen is generous in size and consists of white cabinets with a dark worktop. There is an aga, large pantry and a secondary dining space with a further set of French doors onto the garden. From here, you can access the spacious utility room, downstairs bedroom and ensuite.

To the first floor are seven double bedrooms, with one currently being used as a dressing room. The principle bedroom is very generous in size, spanning 16ft and features five windows, offering breathtaking views of Newbury's horizon. There is a spacious ensuite with separate bath and shower and access to the seventh bedroom, set up as a dressing room. All further bedrooms are good size doubles with bedroom two in particular offering ample space. As the property is surrounded by the wrap around garden and woodland, all bedrooms offer an exquisite view. There are two further bathrooms with walk-in showers. The impressive hallway is bright and airy due to a Velux window and light tunnel.

The plot wraps around the property and sits at just under two acres. There are numerous sections that make up the garden such as double garage with electric doors, an resistance pool, a sauna, two separate hard standing gazebos, two large sheds, a wraparound patio and several other seating areas. The majority of the plot is laid to lawn. There is a gravel track accessed via electric gates to the sizeable driveway.

KEY FEATURES

- 4015ft2 / 372m2
- NO ONWARD CHAIN
- Four Reception Rooms
- Eight Double Bedrooms
- Wrap Around Plot
- Potential For a Second Dwelling STPP
- Double Garage
- Swimming Pool
- Sauna
- Four Bathrooms
- Stunning Views

Newbury

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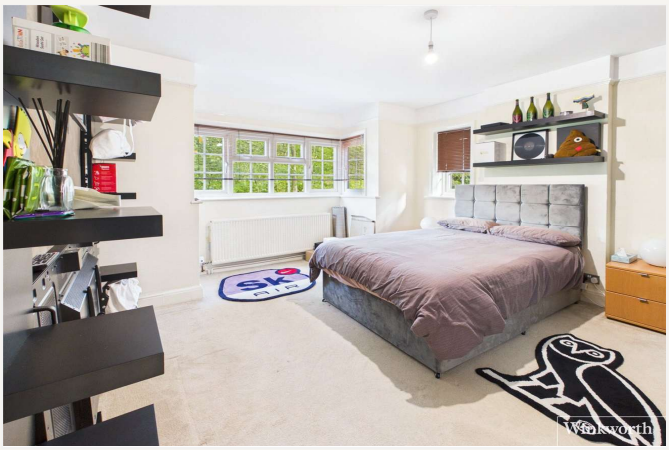


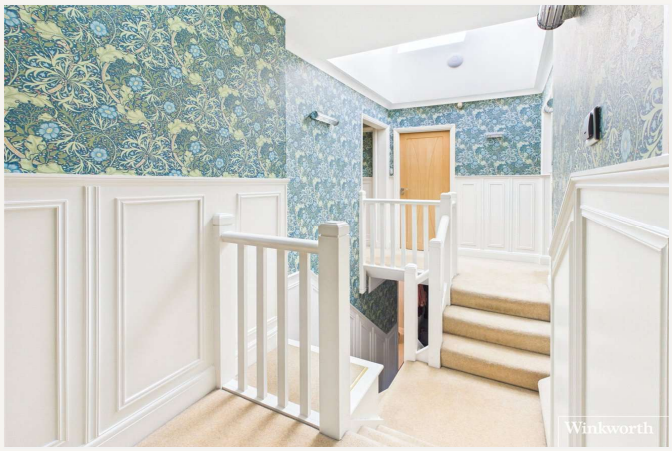












MATERIAL INFO

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

The property is connected to all mains, apart from gas and operates on oil central heating. The property also benefits from solar panels and underfloor heating. There are no known mobile coverage issues and there is Superfast Broadband available in the area.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLA[1]
322.24 m²
3468.61 ft²

Main building total
322.24 m²
3468.61 ft²

Building 2 total
50.87 m²
547.55 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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