

Langhams, Bishops Green, Newbury, West Berkshire

For the finer things in property.



Langhams Bishops Green, Newbury, West Berkshire RG20 4HT

A fantastic family house in a beautiful green environment close to Newbury

Newbury 3 miles (London Paddington from 41 mins), Kingsclere 4 miles, Reading 15 miles, Basingstoke 12 miles, M4 (J13) 7 miles

Sitting room | Dining room | Drawing room Study | Kitchen/breakfast room | Utility room/ Secondary kitchen | Ground floor shower room 5 Bedrooms | 2 Bathrooms | Separate WC EPC rating E

Double garage | Garden | Greenhouse

The property

Langhams is an attractive and spacious family home offering almost 3,200 sq ft of light-filled flexible accommodation arranged over two floors.

Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall, and offers excellent reception rooms including a large drawing room with a rear aspect bay window, a feature exposed brick fireplace and a door out to the garden. There is also a formal dining room and a sitting room, both with doors to the terrace, and a study/office. There is a large kitchen/breakfast room with a range of smart wall and base units, a central island with breakfast bar, electric Aga cooker with ceramic hob, and modern integrated appliances. The breakfast room area is partially divided from the kitchen by a feature fireplace with double-sided woodburner. In addition there is also a useful utility room/secondary kitchen, and a shower room on the ground floor.

Upstairs there are five bedrooms, including the principal bedroom with en suite bathroom and double doors opening onto a balcony with views of the garden and countryside beyond. There is also a family bathroom, and an additional separate WC, on this floor.

Outside

Langhams is approached over a tree-lined gravelled driveway and block-paved forecourt offering extensive private parking and giving access to the double garage. The enclosed rear garden is mainly laid to lawn and features numerous seating areas, a vegetable garden with greenhouse, and a large wraparound paved terrace, ideal for entertaining and al fresco dining. The garden is screened by mature hedging and trees, and enjoys far-reaching views over neighbouring countryside.

Location

Located on the Hampshire/Berkshire border, the picturesque hamlet of Bishops Green is surrounded by rolling countryside in the North Wessex Downs Area of Outstanding Natural Beauty, ideal for walking and riding. Bishops Green is located between Newbury and Kingsclere, with nearby Kingsclere offering an excellent range of local day-to-day facilities including a shop/post office, doctor's surgery, cafe and pub. The larger market town of Newbury provides an extensive range of amenities and sporting and leisure facilities, including shops, restaurants, The Watermill theatre. Corn Exchange theatre, and Newbury Racecourse. Further amenities can be found in Basingstoke and Reading.

Communication links are excellent with easy access to the A34, M4 and M3 linking with London and the west country, and both Thatcham and Newbury stations offer regular train services into London Paddington.

The area offers a wide range of schools including Cheam, St. Gabriel's, Horris Hill, Thorngrove, Bradfield College and Downe House.



















Floorplans House internal area 296 sq m (3,185 sq ft) Garage internal area 36 sq m (384 sq ft) Balcony external area 10 sq m (102 sq ft) For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8602240/NJD

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2024. Particulars prepared June 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Directions

From Newbury follow Oxford Road for 0.1 miles. at the roundabout take the 3rd exit onto the A4 and after 0.7 miles continue onto the A339. After 3.8 miles at the roundabout take the 3rd exit onto Ecchinswell Road, after 0.1 miles turn right, and then turn left. Langhams can be found ahead.

General

Local Authority: West Berkshire Council Tel: 01635 551111

Services: Mains electricity and water. This property has a private drainage system which may not comply with current regulations. Further details available from the agent. LPG, and oil-fired boilers.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,500,000

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

Newburv

55 Northbrook Street, Newbury RG14 1AN

01635 521707

newbury@struttandparker.com struttandparker.com

0

Over 50 offices across England and Scotland. including Prime Central London





BNP PARIBAS GROUP