



Coombe House

Chieveley
West Berkshire

A magnificent unlisted Georgian former rectory of approximately 6,000 sq ft with beautiful landscaped gardens

Coombe House, Chieveley, Newbury, West Berkshire, RG20 8UX

Newbury 4 miles (London Paddington from 40 mins), Hungerford 11 miles,
Reading 16 miles, Oxford 22 miles,
A34 1 mile, M4 (J13) 1 mile, Heathrow airport 45 miles

Features:

Reception hall | Drawing room | Dining room | Study
Kitchen/breakfast room | Pantry | Laundry room
Boot room | Cloakroom | Cellar

6 Bedrooms | 5 Bathrooms/Shower rooms

Swimming pool | Pool house | Garden store | Log store
Period former coach house with potential to convert





The property

Coombe House is a striking and valuably unlisted detached house in the heart of the popular village of Chieveley. The property is set comfortably back from the High Street offering all the convenience of the village whilst also having a high degree of privacy and seclusion.

Coombe House was formerly the rectory for the village and has a stunning Georgian façade. The oldest parts of the house are understood to date back to the 17th century.

In keeping with houses of this era the rooms are well proportioned with high ceilings and stunning period detailing throughout.

There is a large and welcoming central reception hallway with an attractive fireplace and log burning stove, providing ideal entertaining or alternative dining space, to complement the traditional reception rooms.

The elegant drawing room has full-height sash windows overlooking the terrace and garden beyond. There is a fabulous 21' formal dining room conveniently adjoining the kitchen which also has a log burning stove. In addition there is a charming study with large sash windows at the front of the house which could also serve as a cosy sitting room.

The layout of the house is flexible and the dining room has sometimes been used as a large informal sitting room, with the reception hallway serving as a dining room.

The kitchen and breakfast room has a light and airy feel, with direct access onto the garden entertaining space. The kitchen is fitted with bespoke cabinetry and a 4-oven Aga. There is a separate walk in pantry and laundry room off the kitchen as well as a useful boot room and cloakroom/shower room.











Upstairs

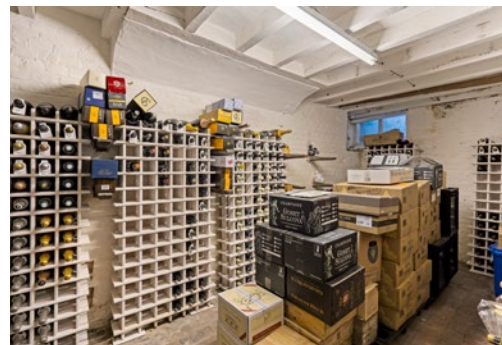
On the first floor there are five bedrooms and three bathrooms, including the principal bedroom suite which has stunning views to the rear overlooking the garden. Of particular note is the large 23' guest bedroom with en suite bathroom, which could alternatively be considered as the principal bedroom suite. All the bedrooms on the first floor are comfortable doubles and are arranged conveniently for family living. On the second floor there is a flexible arrangement of three rooms, currently arranged as a bedroom, bathroom and sitting room.

Gardens and grounds

Coombe House is approached via smart wrought iron gates onto a large spacious gravelled driveway which has been imaginatively designed with specimen trees underplanted with lavender hedging and neat geometric box topiary. The approach to Coombe House is an understated yet sophisticated backdrop to the striking Georgian architecture of the house.

To one side is a period brick outbuilding believed to be a former coach house. Planning permission has been granted for conversion of this existing outbuilding to ancillary accommodation. Interested parties are requested to make their own enquiries with the local planning authority. Ref: 23/01805/FUL

The beautiful garden lies predominantly to the rear of the house and provides an attractive year round view. There is a large formal lawn and smart natural stone terrace which are easily accessed from the kitchen, reception hall and drawing room, creating a fantastic space for entertaining. The garden has been specifically designed for low maintenance, focused around topiary, pleached fruit trees and flowering mixed borders. The current owners added the swimming pool and pool house enhancing the garden's design and this has created a delightful focal point to the grounds, benefitting from full sun throughout the day. There is also a range of traditional brick outbuildings.



Location

Chieveley is conveniently situated just north of Newbury, surrounded by beautiful countryside, yet with easy, fast access to the A34 and M4. There is a thriving local community and the village has excellent facilities including a shop/post office, pre-school and primary school, doctors' surgery, pharmacy, excellent pub, recreation ground and tennis club. The village sits within an Area of Outstanding Natural Beauty providing wonderful walking, riding and cycling opportunities. Nearby Newbury offers an extensive range of facilities catering for most day-to-day needs, and Reading and London can be easily reached either by road, or by a regular, direct train service from Newbury into London Paddington. There is a wide choice of highly regarded schools in the area including Elstree, Horris Hill, Cheam, Brockhurst and Marlston House, St Gabriel's, Downe House, Bradfield College and Marlborough College. Elstree School provides a minibus that collects from the village. Chieveley is also within the catchment area of the highly regarded The Downs School.

Directions

RG20 8UX What3words: ///into.doubts.destiny

General Information

Local Authority: West Berkshire Council

Services: Mains electricity, water and drainage.

Oil-fired central heating.

Electric vehicle charging points.

Council Tax: Band H **EPC Rating:** F

Tenure: Freehold

Guide Price: Offers in excess of £3,000,000

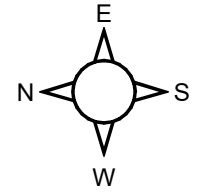


Floorplans for Coombe House

House internal area 556 sq m (5,978 sq ft)

Coach House internal area 148 sq m (1,595 sq ft)

Total internal area 704 sq m (7,573 sq ft)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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A large, rectangular swimming pool with blue mosaic tiles is the central focus, surrounded by a light-colored concrete deck. In the foreground, three wooden benches with curved backs are positioned on a grassy area. To the right, two lounge chairs with grey cushions are on the deck. A white shed with a gabled roof and several windows is on the right side. The background features a large brick house, a tall evergreen tree, and other greenery under a clear blue sky.

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