



Ling
Curridge Road, Curridge, West Berkshire



A highly individual Scandia-Hus home with spacious accommodation, in a peaceful village setting

A unique timber-frame family home with a harmonious blend of natural materials, thoughtful design, and modern aesthetics. The property provides warm and inviting living space with more than 3,000 square feet of accommodation over three floors, along with a separate garden office and generous grounds.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



RURAL/VILLAGE



3,331 SQ FT



**GUIDE PRICE
£1,500,000**



The property

This bespoke detached home offers five bedrooms and comfortable, relaxing accommodation in a sheltered setting surrounded by woodland. The ground floor has a flexible layout with the welcoming reception hall leading to the dining room and generously proportioned, dual aspect drawing room. The space is ideal for entertaining with its open fireplace, tall windows and French doors opening onto the rear garden. The dining room adjoins the open-plan snug and kitchen, a social space with further French doors to the garden, as well as wooden fitted kitchen cabinetry, a breakfast bar and integrated appliances.

The ground floor also features a study, a utility room for home storage, a shower room and a double bedroom, ideal for guests. The custom wooden staircase leads to the galleried first-floor landing, off which there are a further four double bedrooms including the luxury principal bedroom with its extensive built-in storage, en suite shower room and lodge-style balcony overlooking the garden.

One additional bedroom is en suite, with the first floor also featuring a large family bathroom.

The lower ground floor has been constructed with components custom built in Germany to a high standard. This area currently houses a recording studio, fitted with specialist acoustic panelling. This impressive space could also serve as a cinema room, games room or gym.



Outside

Access to the front of the property via electric gates. The gravel driveway provides plenty of parking space for several vehicles. There is also a detached double garage for further parking or for use as a store or workshop. A loft room above provides additional storage or workspace. The garden is mostly located to the rear and includes a large expanse of timber decking and a patio to the side, both of which are ideal for al fresco dining.

Beyond the decking and patio there is an area of lawn with deep border beds filled with various shrubs, hedgerows and mature trees. Outbuildings include a storage shed and summerhouse. In addition there is a Green Retreats studio office, which is fully insulated and equipped with power and hot & cool air conditioning. There is a second patio area in front of the summerhouse, while at the end of the plot you will find a second, secluded area of lawn, bordered by fencing and trellising.

Location

The property is situated in a sought-after position in the small village of Curridge, surrounded by woodland and rolling countryside and three and half miles north of Newbury and Thatcham. Curridge benefits from the popular Bunk Inn pub & restaurant as well as a filling station and shop, approximately half a mile from the house. The nearby village of Hermitage has various everyday amenities, including a post office, two pubs, a garden centre and a primary school.

Vibrant Newbury provides easy access to excellent shopping, leisure facilities and a choice of supermarkets. Newbury mainline station offers fast and efficient rail services to London Paddington (42 minutes). There are superb road links in the area, with the M3 and M4 both close-at-hand, providing access towards London, the M25, Heathrow airport, and west towards Bristol and the southwest. There is a wide range of schools available in the surrounding areas.



Distances

- Thatcham 3.6 miles
- Newbury 4 miles
- Didcot 14.5 miles
- Reading 16 miles

Nearby Stations

- Newbury (London Paddington 42 min)
- Thatcham (London Paddington 42 min)
- Midgham (London Paddington 48 min)
- Kintbury (London Paddington 61 min)

Key Locations

- Newbury (market town)
- Newbury racecourse
- Newbury showground
- The Living rainforest
- North Wessex Downs National Landscape

Nearby Schools

- Curridge Primary School
- Downe House
- Hermitage Primary School
- Cold Ash St Mark's C.E. Primary school
- Chieveley Primary School
- St Finian's Catholic Primary School
- Brockhurst and Marlston House Schools
- Trinity School
- Whitelands Park Primary School
- Shaw-cum-Donnington C.E. Primary School





Basement

Ground Floor

First Floor

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

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,331 sq ft (309 sq m)

Garage internal area 327 sq ft (30 sq m)

Summerhouse/Garden Office internal area 270 sq ft (25 sq m)

Balcony external area 83 sq ft (8 sq m)

Total internal area 3,928 sq ft (365 sq m)

For identification purposes only.

Directions

RG18 9DH

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General

Local Authority: West Berkshire Council

Services: Mains electricity, water and drainage. Gas LPG-fired central heating.

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

Council Tax: Band F

EPC Rating: C

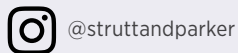
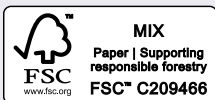
Newbury

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