



Horris Farm

Nr Newbury
Hampshire

A stunning country house of over 10,000 sq ft with fabulous interiors, together with substantial secondary accommodation, set in secluded grounds of over 30 acres in a highly accessible location on the Hampshire/Berkshire borders

Horris Farm, Oakley Lane, Newbury, Hampshire, RG20 9AQ

Newbury train station 3 miles (London Paddington from 45 mins), Hungerford 10 miles, Kingsclere 8 miles, Reading 19 miles, Winchester 25 miles, Central London 65 miles, London Heathrow 50 miles

Features:

Reception hall | Dining room | Drawing room | Family room
Garden room | Secondary reception hall
Kitchen/breakfast room | Laundry | Utility room
Principal bedroom suite | 3 Guest suites | 4 Further Bedrooms
3 Further Bathrooms

Separate studio accommodation encompassing three bedroom suites, yoga studios, kitchen and office space

Tennis Court | Swimming Pool | Pool House | Two Granaries
Agricultural Barn

Extensive Gardens and Grounds

Approximately 33 acres in all





The property

Horris Farm is a fabulous and very stylish farmhouse which has been sympathetically extended in recent years to create a beautiful family home of over 10,000 sq ft. The house has been designed with fresh and contemporary interiors, and has an enviable layout with a number of large reception rooms which look out over the manicured gardens, outlying parkland and ancient woodland. Horris Farm offers a versatile mix of accommodation, divided between the main house, and a more recently constructed studio building of over 3,000 sq ft.

In the main house a large welcoming reception hall with an open fireplace acts as an impressive entrance to the property, before leading into the beautiful contemporary dining room with smart wooden flooring and doors out to the terrace. Adjacent to the dining room is a delightful sitting room/family room with an attractive open fireplace. A large inner hallway is located between the main reception rooms and leads through to the wonderful drawing room, also with an open fireplace and doors to the garden, and beyond this room there is a fantastic garden room, overlooking the garden on all sides. There is a delightful kitchen/breakfast room fitted with smart bespoke cabinetry, a large island and an Aga range cooker. An attractive staircase leads up to the first floor where a very spacious central landing leads to all the bedrooms, including an impressive principal bedroom suite with a large en suite bathroom and dressing area. There are seven further bedrooms and six further bathrooms, three of which are en suite.

In addition to the accommodation in the main house the substantial studio annexe comprises three bedrooms, three bathrooms and a kitchen and utility area, as well as two large yoga studios, and offices. The space is modern and stylish and benefits from underfloor heating and double glazing. This building has been designed with versatility in mind and could easily be rearranged by an incoming purchaser if required.











Gardens and grounds

The stunning gardens and grounds are fully mature and provide a particularly beautiful backdrop to the house. Horris Farm has been in the ownership of the current owner's family for fifty years and the grounds have been thoughtfully designed and carefully maintained over this considerable time. The gardens immediately around the house have been cleverly designed to create different terrace areas and rooms, surrounded by intensely planted herbaceous borders and specimen shrubs creating a beautiful outdoor environment. Steps lead up to the formal lawns which lie beyond. There is a beautiful sheltered garden surrounding the swimming pool which has been designed with specimen topiary hornbeam around the pool itself, and a substantial pool house and covered dining area adorned with a stunning mature wisteria. The pool house acts as a separate cottage in its own right, with a kitchen, living area, bedroom and bathroom. The pretty covered dining area provides shade when needed, and also has a log burning stove for cooler Summer evenings by the pool. There is also a hard tennis court well screened from the house by the pool house and studio, as well as a vegetable garden and large greenhouse.

The wider environment at Horris Farm incorporates mature parkland which winds down to the edge of the river. Majestic oak trees punctuate wild flower meadows with attractive paths cut through them in the summer months. There is also some mature woodland on the fringe of the grounds.



Horris Farm is approached via a private lane leading to the entrance of the property, beyond which is a large gravel turning area in front of the house. There is a public footpath along part of the section of the private lane owned by, and leading to Horris Farm.

It should be noted that there will be a development overage covenant on part of the title being offered for sale, further information is available on request.

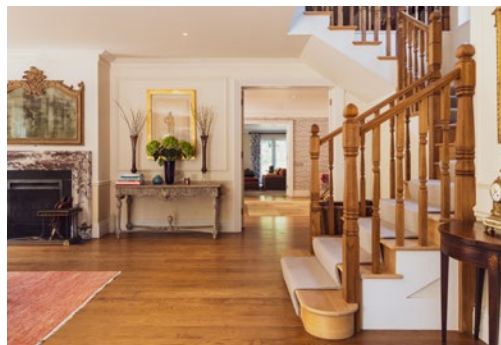


Situation

Horris Farm is situated in a highly convenient location, just on the edge of Newbury itself and benefitting from the extensive range of facilities available in the town, combined with the beautiful surrounding countryside. Newbury offers a wide choice of shops, cafes, restaurants and pubs in the high street, market place and Parkway shopping area, as well as larger supermarkets, including Waitrose, on the edge of the town. There is a choice of leisure activities on offer including Newbury racecourse, several nearby golf courses, and the Watermill and Corn Exchange theatres. Road and rail communications are excellent with easy access to the A34 and M4 linking with London, Heathrow Airport and the west country, and there are direct train services from Newbury into London Paddington. There is a wide choice of highly regarded schools in the area including Horris Hill, Cheam, Elstree, Thorngrove, Downe House, Bradfield College and St Gabriel's.

Directions

From Newbury, take the A34 south, and exit at the Highclere/Wash Common junction. At the roundabout turn left heading towards Newbury. After approximately 0.2 miles, take the first right turn into Penwood Road, signposted Falkland Farm. Continue along Penwood Road for approximately 0.2 miles, and as the road bends sharply to the right, continue straight ahead into Penwood Road leading to Oakley Lane. Pass the sign for Oakley Farm/Falkland Farm on the left, and continue straight onto Oakley Lane, which is a restricted usage road. Horris Farm can be found after a short distance on the left hand side.



General

Local Authority: Basingstoke and Deane Council
Tel: 01256 844844

Services: Mains water and electricity. Private drainage system, further details available on request. Oil-fired central heating.

Council Tax: Band F

Tenure: Freehold **EPC Rating:** C

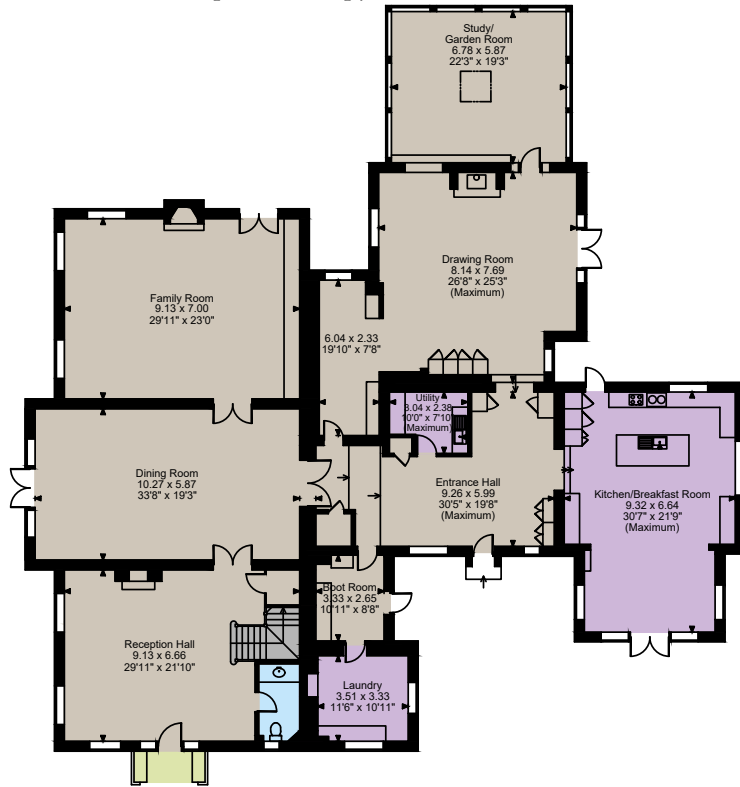
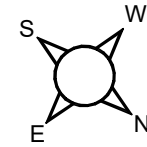
Guide Price: £4,950,000

Horris Farm

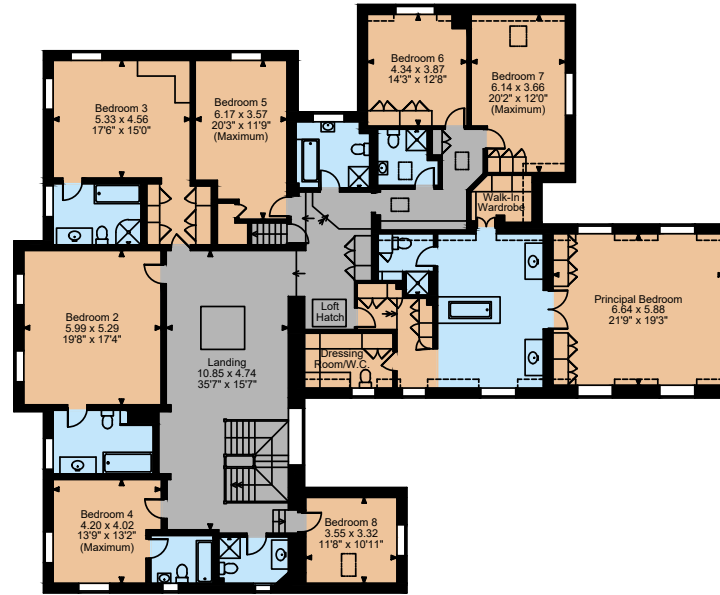
Main House internal area 942 sq m (10,140 sq ft)

Studio internal area 302 sq m (3,253 sq ft)

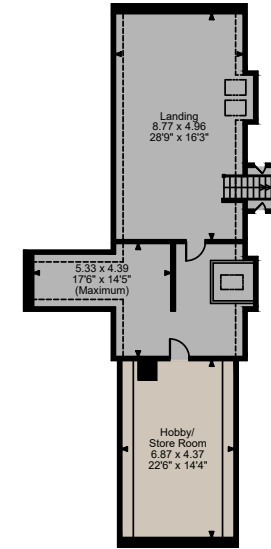
Pool House internal area 97 sq m (1,043 sq ft)



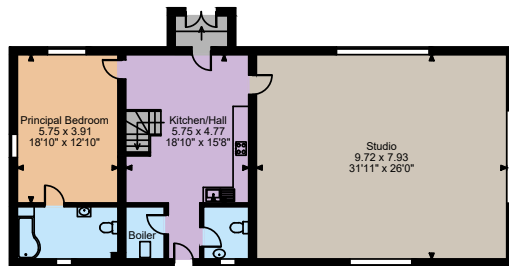
Ground Floor



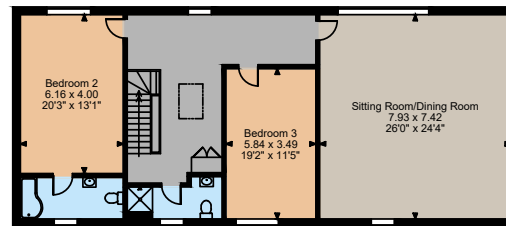
First Floor



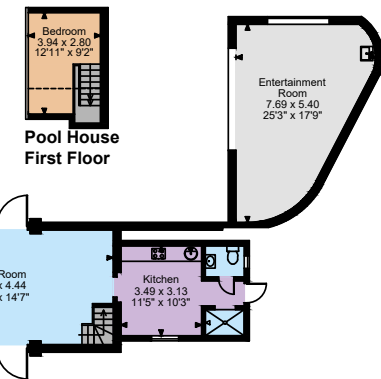
Second Floor



Studio Ground Floor



Studio First Floor



Pool House Ground Floor

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

□ □ □ Denotes restricted head height

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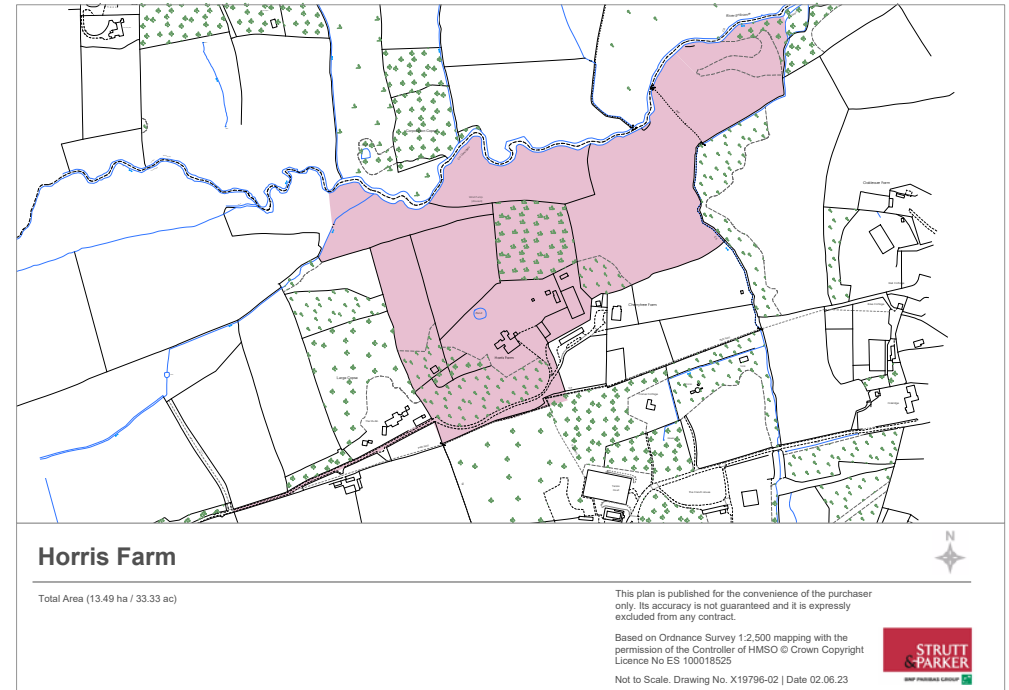
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