




Mansfield

Saxons Acre, Brightwalton, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome period-style house with well-maintained garden and picturesque views

A detached family home with attractive flint-clad façade, backing on to open countryside. Mansfield benefits from quality fixtures and fittings throughout and offers practical and cohesive accommodation. It is located in a no-through road at the heart of a sought-after village in the Berkshire Downs, close to the village school and town centre amenities.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



RURAL/VILLAGE



1,959 SQ FT



GUIDE PRICE: £750,000



The property

Mansfield offers almost 2,000 sq. ft. of flexible accommodation arranged over two light-filled floors. Configured to provide an ideal family and entertaining space while maximizing the stunning views, the accommodation flows from a welcoming reception hall with a useful cloakroom and storage. It briefly comprises a large dual aspect sitting room with a bay window, a feature open fireplace, patio doors to the rear terrace, and double doors to a well-proportioned dining room.

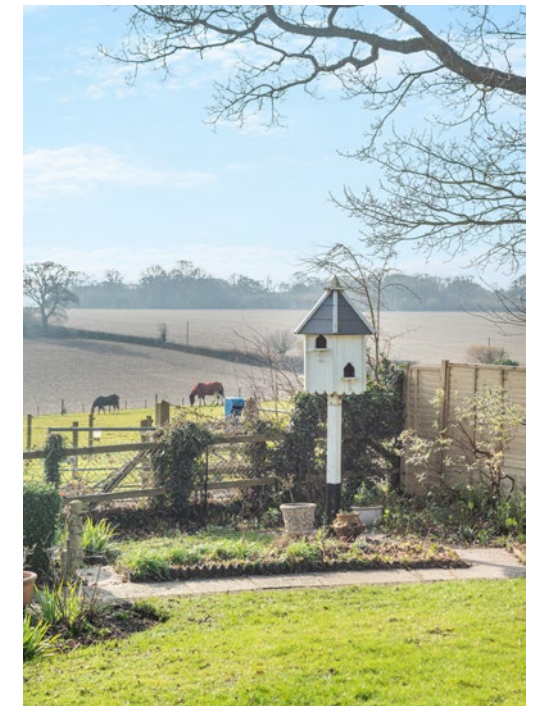
There is a generous snug with a bay window, wood burner-effect electric fireplace, as well as a spacious kitchen/breakfast room with a range of wall and base units, modern integrated appliances, and adjoining utility room with a door to the outside storage area.

Stairs rise from the reception hall to the first floor, which features a principal bedroom with built-in storage and en suite bathroom with a bath and separate shower. There are three additional double bedrooms, all with built-in storage, one of which has a

further en suite shower room. There is also a generous family bathroom.

Outside

Having plenty of kerb appeal, the property is set behind well-maintained gardens interspersed with mature trees which flank the block-paved driveway on each side and also benefits from a block-paved forecourt providing private parking and giving access to the detached double garage. The well-maintained, south-facing rear garden is laid mainly to gently sloping lawn, bordered by mature flowerbeds and features numerous seating areas and a wraparound paved terrace, ideal for entertaining and al fresco dining, with fantastic far-reaching countryside views.



Location

The historic Downland village of Brightwalton has a thriving community spirit and amenities including a church, village hall, playground and primary school, all surrounded by picturesque Berkshire Downs countryside providing numerous bridleways and footpaths for walking, hacking and cycling. Neighbouring villages including Chaddleworth, Peasmore and Great Shefford offer further day-to-day shopping and leisure facilities, while the market towns of Wantage and Newbury offer comprehensive amenities including shops, supermarkets, restaurants, theatres and sporting facilities. Communications links are excellent: buses link the village to Newbury, the A34 (5.9 miles) gives access to the M4 and motorway network, and Newbury station (9.7 miles) offers regular trains to central London. The area offers a wide range of state primary and secondary schooling together with a good selection of independent schools.

Distances

- Great Shefford 4 miles
- Wantage 6 miles
- M4 (Jct 14) 6.5 miles
- Newbury 10 miles
- London Heathrow 51 miles

Nearby Stations

- Newbury (London Paddington 40 min)
- Kintbury
- Didcot Parkway

Key Locations

- The Berkshire Downs and Wessex Downs national landscape
- Newbury Racecourse
- West Berkshire Golf Club

Nearby Schools

- The Downs School
- Brightwalton C.E Primary
- St Gabriels



Floorplans

House internal area 1,959 sq ft (182 sq m)

For identification purposes only.

Directions

RG20 7BD

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General

Local Authority: West Berkshire Council

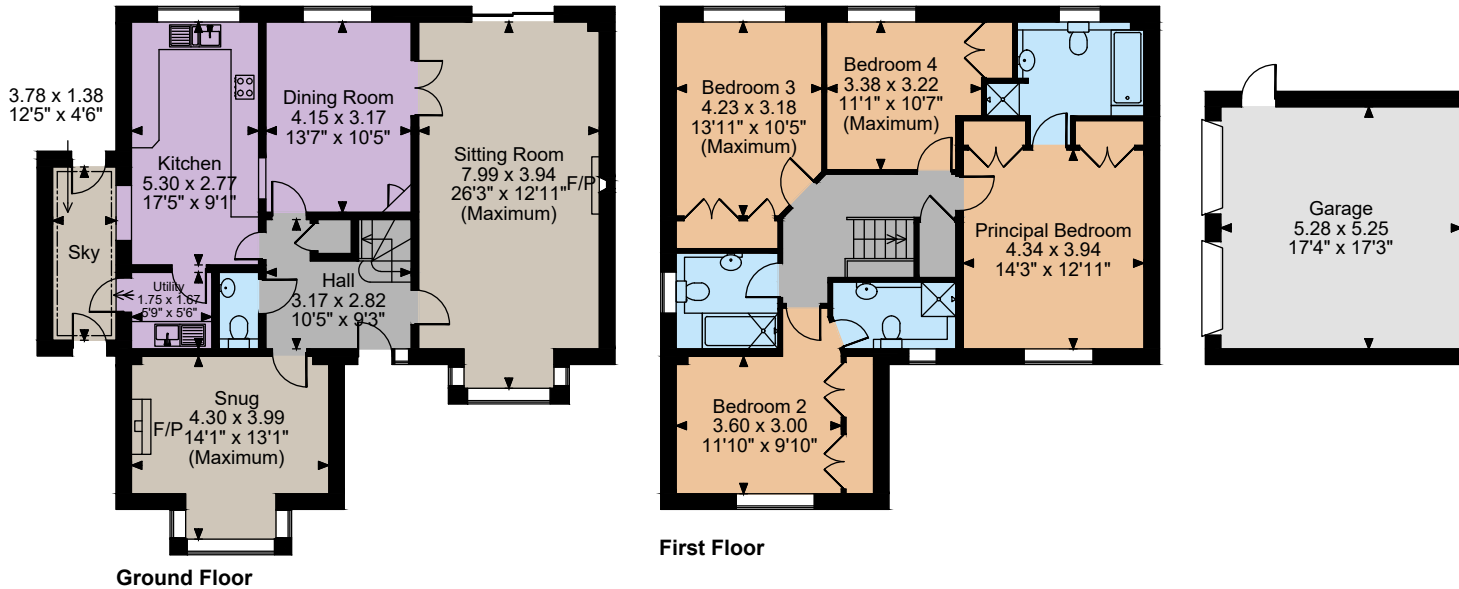
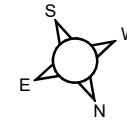
Services: Mains electricity, water and drainage.

Oil-fired central heating

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

Council Tax: Band G

EPC Rating: E



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

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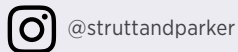
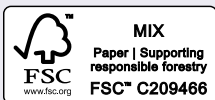
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