



# Winding Wood Farm House

Winding Wood, Kintbury, West Berkshire

## An attractive refurbished farmhouse, formerly part of the Sutton Estate, in a fabulous setting with wonderful views

Substantial family house, outbuilding incorporating games room/bedroom 5, beautiful gardens and grounds, tennis court



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**GARAGE**



**APPROX 1.22 ACRES**



**FREEHOLD**



**RURAL / ACCESSIBLE**



**APPROX 3,483 SQ FT**



**GUIDE: EXCESS £2,500,000**



### The property

Winding Wood Farm House is believed to date from 1910 and is situated in a wonderful tucked away hamlet surrounded by beautiful countryside, yet is only a short distance from Newbury and Hungerford. The house provides stylish, comfortable accommodation with well proportioned reception rooms flowing from the central reception hall and creating an excellent entertaining space. There is a fabulous kitchen/dining room extending to 43' in length filled with natural light from the various windows and two sets of french doors. The kitchen is fitted with a range of bespoke cabinetry, smart stone tiled flooring and an Everhot range cooker, and there is ample space for a large dining table, and a separate seating area. The delightful dual aspect drawing room has large windows and an attractive fireplace with a wood burning stove, and there is also a cosy sitting room and a good sized study/playroom. In addition there is a pantry, boot room, utility/laundry room and cloakroom on the ground floor. Upstairs there is a generous principal bedroom suite with dressing room area and en suite bathroom, and three further

bedrooms. Two of these bedrooms share a Jack and Jill bathroom, and there is also a family bathroom. In the range of outbuildings a fifth bedroom/reception room with adjacent bathroom has been created adding flexibility to how the property can be used.

### Outside

Winding Wood Farm House sits in beautiful gardens and grounds, with large areas of lawn and a variety of mature trees, hedges and shrubs creating a secluded and peaceful environment. The garden wraps around the house and there is a pretty orchard with cherry, apple and plum trees, and a large terrace area, ideal for outside entertaining. The house and garden benefit from fantastic rural views over the surrounding farmland. There is a tennis court to the rear of the house, screened from the rest of the garden by an attractive rosemary hedge, and a smart, timber clad outbuilding comprises a double garage, store rooms and a wine cellar, as well as a games room/bedroom. The house is approached from the village lane across a gravel driveway providing plenty of parking.



## Location

The property occupies a fabulous position situated down a quiet lane, yet close to Newbury, Kintbury and Hungerford. The beautiful surrounding countryside offers wonderful walking and riding opportunities and the area has all the advantages of rural outdoor space combined with accessibility to larger towns and transport links. Nearby Kintbury has an excellent range of local amenities including a village shop, popular pub, and doctors' surgery, as well as a station with direct train services into London Paddington. There is a good choice of cafes, pubs and shops in Hungerford and Marlborough and the larger town of Newbury caters for most other everyday needs. Road and rail connections are excellent, with easy access to the A34 and M4 linking with London, Heathrow Airport and the West Country, and there are good commuting options by train from Newbury or Kintbury stations. There is a wide choice of highly regarded schools in the area, including Cheam, Elstree, Downe House, Marlborough College and Bradfield College.

## Distances

- Kintbury 3 miles
- Hungerford 5 miles
- Newbury 7.5 miles
- Marlborough 14 miles
- M4 (J14) 3.5 miles

## Nearby Stations

- Kintbury, Hungerford and Newbury into London Paddington

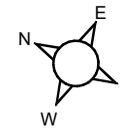
## Key Locations

- The Retreat, Elcot Park
- The Woodspen Restaurant
- The Watermill Theatre
- Newbury racecourse

## Nearby Schools

- Elstree, Horris Hill, Cheam Prep schools
- Downe House, St Gabriel's, Bradfield College, Marlborough College





Ground Floor

First Floor

Outbuilding

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

□□□ Denotes restricted head height

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## Floorplans

House internal area 324 sq m (3,483 sq ft)  
 Double Garage internal area 33 sq m (354 sq ft)  
 Outbuilding internal area 63 sq m (673 sq ft)  
 Total internal area 419 sq m (4,510 sq ft)  
 For identification purposes only.

## Directions

RG17 9RN  
 What3words ///skirting.cherished.holds

## General

Local Authority: West Berkshire Council

### Services:

Mains electricity.  
 Private water supply via the Sutton Estate.  
 This property has a private drainage system which may not comply with current regulations.  
 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: D

## Newbury

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