



Lynnwood
Snelsmore, Newbury, RG14 3BX



Beyond your expectations





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*Substantial 5 Bedroom Property With Approximately
11 Acres Of Gardens and Woodland*

Entrance Hall | Porchway | Sitting Room | Kitchen/Dining Room | Drawing Room |
Conservatory | Utility Room | Downstairs WC | Master Bedroom Ensuite | Guest Bedroom
Ensuite | 3 Further Bedrooms | Family Bathroom | Triple Bay Garage | Summer House |
Approx. 11 Acres of Woodland

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Beyond your expectations

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Description

Lynnwood is a substantial detached period property, the original part reputedly dating back to the 1750's. The property has been extended at various times to create this excellent family home with accommodation arranged over two floors. On entering, there is a spacious welcoming entrance hall, with wooden floor, which gives rise to the principal reception rooms. In addition to the larger more formal drawing room there is a smaller sitting room, which has a jetmaster log burning stove. There is also a separate dining room which leads into both the conservatory and kitchen. A utility room and downstairs WC complete the downstairs accommodation. The staircase from the hallway leads up to the first floor which comprises a master bedroom with en suite bathroom and two further double bedrooms which are served by the family bathroom. All the rooms have windows to the rear of the property from which to enjoy the beautiful far reaching views. There is a small vestibule (with door to outside) and a second staircase to the western side of the property leading up to a further bedroom on the first floor which has an adjoining bathroom and a further adjoining room which could be an additional bedroom, study or dressing room. This accommodation offers versatility and potentially offers separate access to this end of the house if so desired.

Outside

Lynnwood is approached via a private track leading to a 5 bar gate giving access to a large gravelled driveway with space to park several vehicles. In addition, to the left of the house, is a triple bay detached garage plus good storage area. The property is set in approximately 11 acres, an acre or so of which is landscaped, with the remainder of the curtilage being woodland, offering a good degree of seclusion. The rear garden is largely laid to lawn interspersed with some mature shrubbery and hedging, and featuring a pond. A substantial timber summer house with decking to the front is set on the edge of the woodland, being a charming quiet retreat. The woodland offers excellent dog walks and nature walks with privacy from which to sit and appreciate the abundance of wildlife.



Situation

Lynnwood is conveniently located a short distance to the North of Newbury and is understandably popular for its proximity and short drive to the thriving centre of Newbury. The surrounding country is simply stunning, set adjacent to Snelsmore Common, with an abundance of country walks but also with the advantage of having its own woodland acreage. The property is well placed for the A34 and M4 at junction 13 as well as main line rail services from Newbury Station to London Paddington. There is also a wide selection of schools in the surrounding area of Newbury, both primary and secondary sectors and both private and state schools including Elstree, Brockhurst Downe House, Bradfield and Pangbourne.

Directions

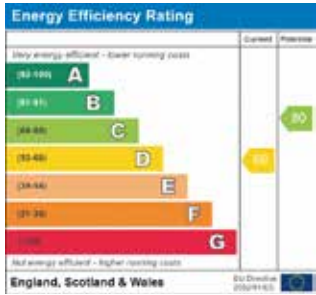
Proceed out of Newbury on the Oxford Road passing Waitrose on the left, straight over the roundabout on to the B4494 towards Donnington and Wantage. Continue on the B4494 to the next roundabout, taking the left hand turn (remaining on the B4494). Continue through Snelsmore Common, until you see a lay-by with a post box, immediately past this and just before a tight turn on the descent, there is a track on the right hand side with a sign reading 'Wood House'. Take this turning and Lynnwood can be found a short distance down the track.

Additional

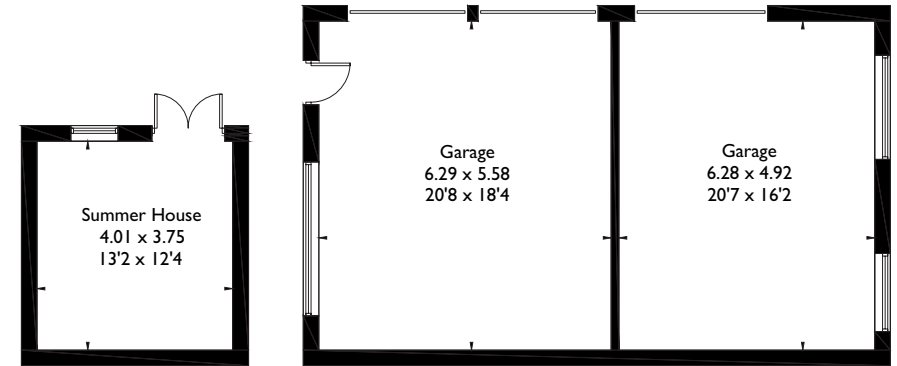
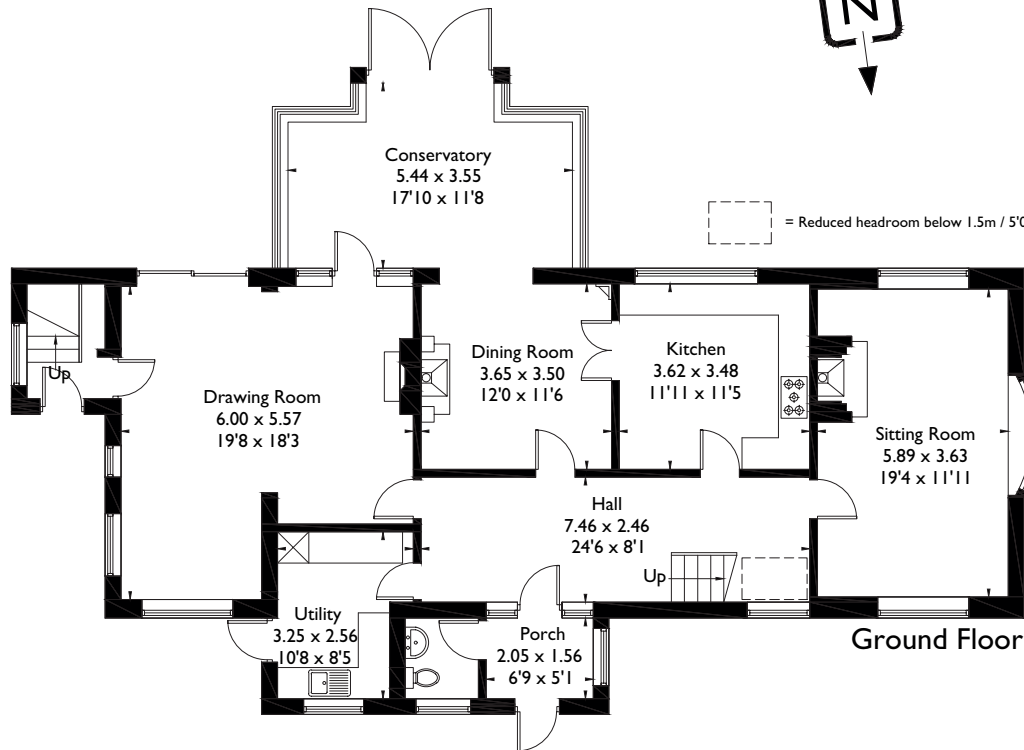
Mains electricity and water. Private drainage and Oil fired central heating.



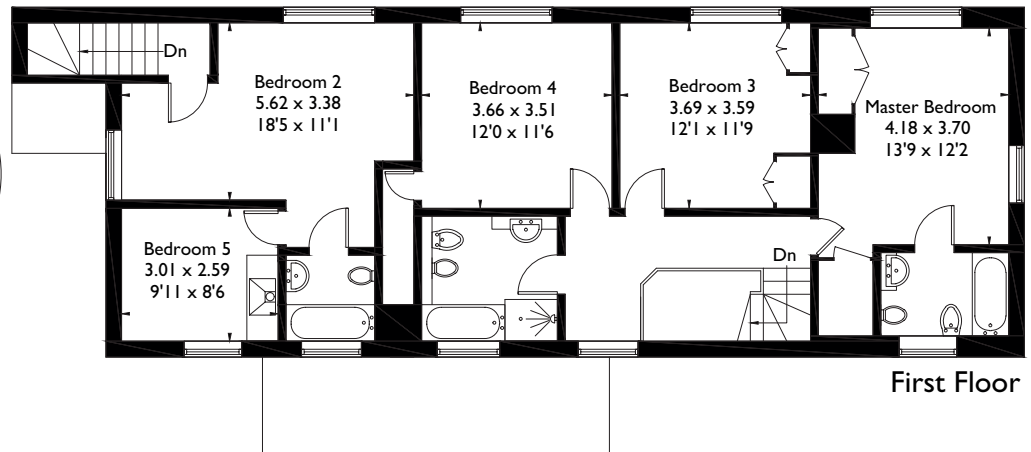




Approximate Gross Internal Area = 241.2 sq m / 2596 sq ft
 Outbuildings = 82.1 sq m / 883 sq ft
 Total = 323.3 sq m / 3479 sq ft



Outbuildings
 (Not Shown In Actual Location / Orientation)



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.



