

# BIGGS HILL HOUSE

ENBORNE • BERKSHIRE







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*Substantial house with wonderful views,  
set in a highly accessible location*

Newbury 4 miles (London Paddington 50 minutes)  
M4 (J.13) 10 miles • A34 0.2 miles • Whitchurch 12 miles (London Waterloo 60 minutes)  
Distances and times approximate

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Entrance hall • Drawing room • Dining room • Family room • Study  
Kitchen/breakfast room with larder • Cloakroom • Laundry room • Boot room

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Master bedroom with balcony and adjoining bathroom  
5 further bedrooms • 4 further shower/bathrooms

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Stable complex with 6 loose boxes and store • Manège

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Delightful gardens • Swimming pool • Shepard's Hut changing rooms • Garaging

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In all approximately 3.51 acres

These particulars are intended only as a guide and must not be relied upon as statements of fact.  
Your attention is drawn to the Important Notice on the last page of the text.

## Berkshire

- Biggs Hill House is located on the edge of Enborne, a popular village to the south west of Newbury within the North Wessex Area of Outstanding Natural Beauty.
- There are good communications in the area with easy access to the A34 and M4. In addition, London Paddington can be reached by train from Newbury taking about 50 minutes; Waterloo is also available via Whitchurch (16 miles) taking about 60 minutes.
- The nearby village of Ball Hill has a public house, garage and shop with Newbury offering good shopping and recreational facilities including a Waitrose, the Watermill Theatre at Bagnor and the well known Newbury Spring Festival. Racing is at Newbury and Ascot.

## For Sale Freehold

Biggs Hill House is a substantial house believed to date from the 18th Century.

The property has a good feeling of space and provides fantastic family accommodation.

The rooms are well proportioned with good ceiling heights and large windows which provide good natural light.

The current owners have significantly extended and improved the property; the most recent extension was completed in late 2013.

The swimming pool was added in 2014.

The family room and kitchen have a westerly facing aspect across the garden.

The very heart of the house is the magnificent kitchen with its orangery style breakfast room.







## Gardens and Grounds

The westerly facing gardens are mainly laid to lawn studded with a variety of mature trees and borders. In all the gardens amount to about 1.33 acres.

The mature garden overlooks fields to the rear and onto the Downs beyond.

To the south of the property, on the other side of the lane, is the remainder of the land (2.19 acres) and the manège.

The house is approached via a gravelled drive leading to a parking area and garaging.





## Accommodation

See floor plans.

## Services

Mains electricity and water. Private drainage.  
Oil fired heating and Aga. Broadband is available.

## Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local Authority

Basingstoke & Deane Council: 01256 844844

## Post Code

RG20 0JR

## Directions

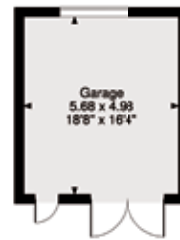
From Junction 13 of the M4 head south on the A34. Exit the A34 signed A343 Highclere and Wash Common and turn left towards Newbury at the mini roundabout. After a short distance turn left at the Woodpecker Inn signposted to Ball Hill. Pass under the A34 and take the next turning on the right. At the end of that lane turn right, and Biggs Hill House will be found shortly on the left hand side.

## Viewing

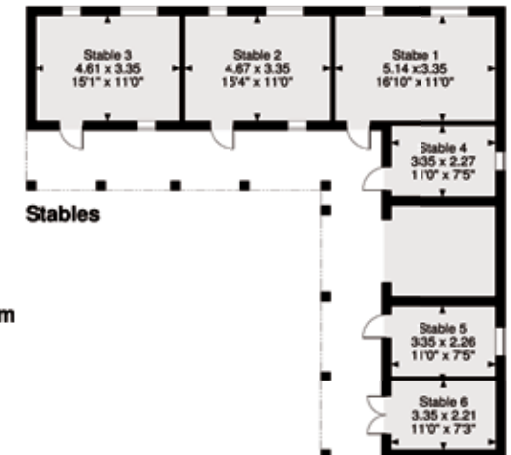
Viewing by prior appointment only with the agents.



Ground Floor



First Floor



Stables

**Main House gross internal area = 5,053 sq ft / 469 sq m**  
**Garage gross internal area = 304 sq ft / 28 sq m**  
**Stables gross internal area = 785 sq ft / 72 sq m**  
**Total gross internal area = 6,142 sq ft / 569 sq m**



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