

BROAD OAKS

NEWTOWN • NEWBURY • HAMPSHIRE







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*A striking contemporary house
with equestrian facilities*

Newbury 3 miles • London (Paddington 50 minutes)
A34 2 miles • J.13 M4 junction 7 miles • Witchurch 11 miles
(London Waterloo 60 minutes) • Hungerford 12 miles
Distances and times approximate

Reception hall • Inner hall • Drawing room • Family room
Dining room • Kitchen/breakfast room • Garden room

Master bedroom with bathroom • 3 further bedrooms
Family bathroom

Oak frame barn • Stabling and outdoor school

Garden • Paddocks and woodland with access to River Enborne

In all 9.18 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.

Hampshire/Berkshire border

- Broad Oaks is privately located on the edge of Newtown Common yet three miles from Newbury which has a regular train service to London Paddington taking about 50 minutes. Waterloo can be reached in about an hour from Whitchurch, about twelve miles to the south.
- The property is very well placed for roads with the A34 providing fast access north and south to the M4, A303 and M3.
- The area is well served by good schools including Downe House, Cheam, Elstree, Thorngrove, Bradfield and St Gabriel's.
- Good shopping can be found in Newbury with Waitrose being about a ten minute drive. There are further facilities including racing, the Watermill Theatre and the well known Newbury Spring Festival.

For Sale Freehold

- Broad Oaks was converted from a barn in 1994 and was extended in 2009 with the addition of a stunning garden room and dining room.
- The property is beautifully presented and has been modernised with great attention to detail.
- The accommodation is light and well-proportioned and provides excellent entertaining space.
- The property is privately located and sits well within its grounds.

Garden and grounds

- The property is approached via electric gates which leads to a gravelled courtyard area.
- There is a timber framed barn which is currently used as an office however it could easily be converted back into a 3 bay garage. Subject to planning it could provide additional accommodation.
- There are three stables and a Charles Britton 40 x 20m outdoor school with a sand and rubber mix.
- Grass paddocks, amounting to about 3 acres, lie mainly to the east of the property and provide excellent grazing. There is a field shelter.
- The River Enborne flows through the property and along the edge of the woodland which extends to approximately 4.8 acres.







- The garden is mainly laid to lawn with a number of mature trees and shrubs.

Accommodation

See floor plans overleaf however of note are:

- Well-appointed kitchen/breakfast room with electric Aga, Miele appliances and central island.
- Impressive garden room with fireplace and tri-fold doors providing access to the terrace and water feature.
- Dining room with fantastic wine cellar.
- Panelled hall and inner hall with storage and doors leading into the spacious drawing room with log burning stove.

Services

Mains water and electricity, septic tank drainage. Underfloor heating in the kitchen and bathrooms. Backup generator.

Fixtures & Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

Local Authority

Basingstoke & Deane District Council. Tel: 01256 844844

Post Code

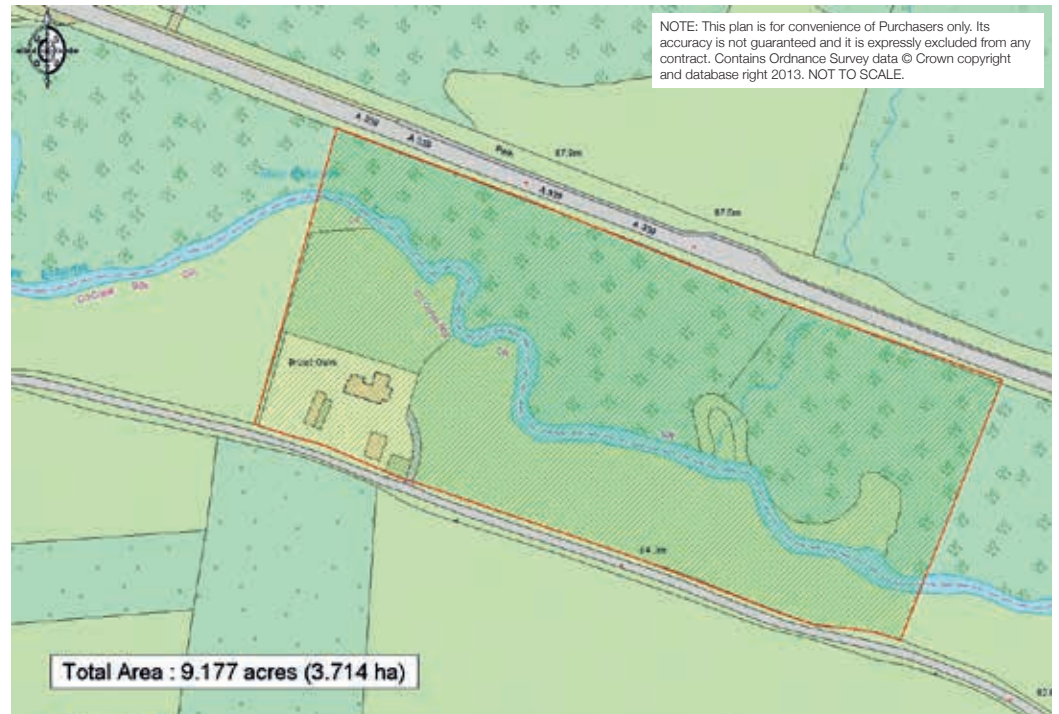
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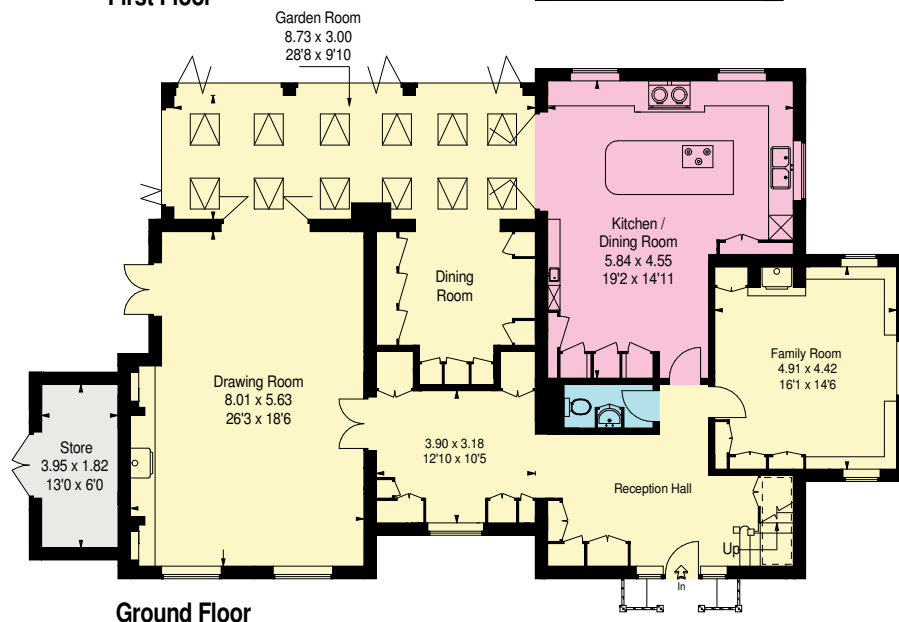
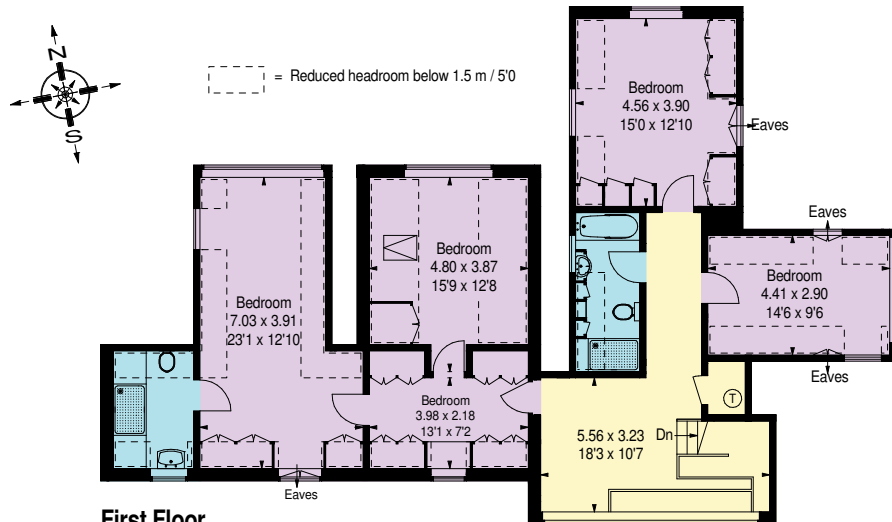
Directions

From the M4 (Junction 13) travel south on the A34, bypassing Newbury. Exit the A34 at Tothill and at the top of the slip road take the first exit off the roundabout. Follow this road for approximately 1 mile and turn right just after The Swan public house and before the roundabout. Take the next turning on the left having passed the 'Single track road with passing places' sign. Continue along the lane for a short distance; the entrance to Broad Oaks will be found on the left hand side.

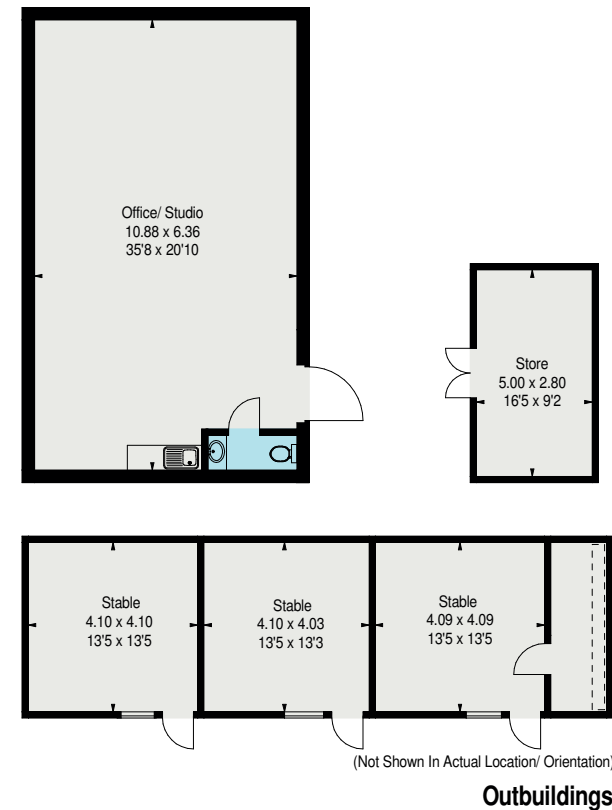
Viewing

Viewing by prior appointment only with the agents.





Approximate Gross Internal Area = 309.9 sq m / 3336 sq ft
 Outbuildings = 126.2 sq m / 1358sq ft
 Store = 7.6 sq m / 82 sq ft
 Total = 443.7 sq m / 4776sq ft



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