



THE GRANGE

SPEEN • NEWBURY • RG14 1RJ

HASLAM'S
1838
COLLECTION



INTRODUCING THE GRANGE

NEWBURY • RG14 1RJ

£1,500,000

The Grange is an exceptional Grade II listed residence set in a prestigious conservation area in Speen, just 2 miles north-west of Newbury. Occupying 2.5 acres of well-maintained grounds, the property is approached via a gated double driveway, offering both privacy and grandeur.

Dating from the Queen Anne period, with refined additions from the 18th century and Regency era, The Grange seamlessly blends historic charm with potential for modern living. Original features, including an elegant sweeping staircase and traditional sash windows, imbue the home with timeless character. The interior offers generous, adaptable living spaces, inviting an incoming buyer to customise and create an impressive family home.

The reception rooms benefit from an abundance of natural light and enjoy views over the extensive grounds, with the property's elevated position affording stunning vistas of the church and surrounding fields. The house also includes additional accommodation, ideal for guest or secondary use, with its own private entrance.

Beyond the main home, the grounds feature a variety of outbuildings offering additional storage or conversion potential (subject to planning). These structures add versatility, whether for hobby spaces, leisure facilities, or even home office use. The Grange presents the opportunity to acquire a historic home of considerable significance with exceptional grounds, and potential to improve and upgrade to fit a buyer's requirements.





IN A NUTSHELL

Bedrooms	5	Reception Rooms	3
Bathrooms	6	Outbuildings	2
Acres of land	2.5	Miles to Newbury	2





THE OWNER'S STORY

We were looking for a home that had a high degree of privacy but also wanted something with views which was proving difficult to find. We were really keen to find something in a village setting with good transport links and The Grange delivered on all fronts.

When we drove through the gates for our initial visit we were immediately struck by the stunning outlook. We both knew this would be the property for us and even today, we get the same feeling coming home when we walk into the hall. We have made many happy memories here but the time is now right for a new family to make The Grange their home.





Approximate Gross Internal Area 6469 sq ft - 601 sq m

Lower Ground Floor Area 214 sq ft – 20 sq m

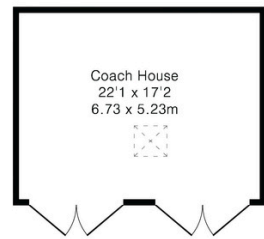
Ground Floor Area 2640 sq ft – 245 sq m

First Floor Area 2454 sq ft – 228 sq m

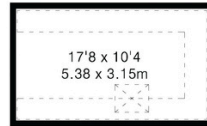
Second Floor Area 63 sq ft – 6 sq m

Outbuilding Ground Floor Area 918 sq ft – 85 sq m

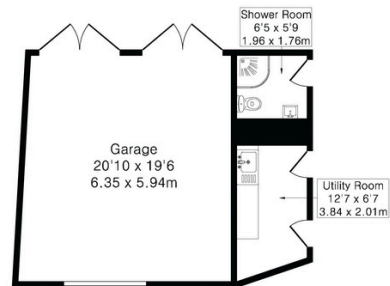
Outbuilding First Floor Area 180 sq ft – 17 sq m



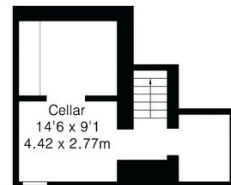
Outbuilding Ground Floor



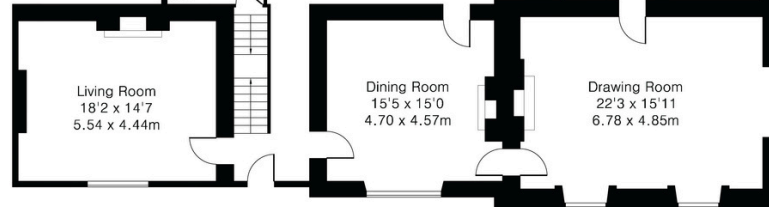
Outbuilding First Floor



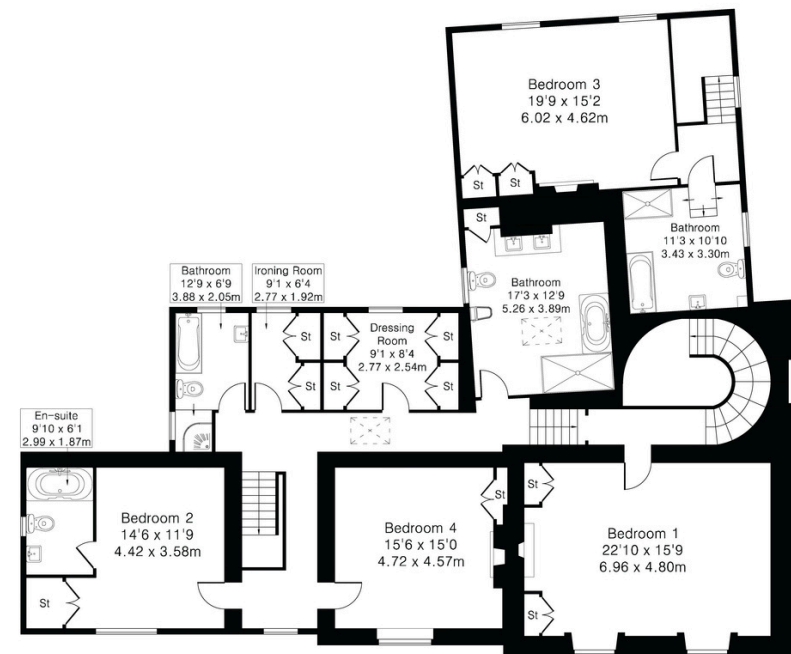
Outbuilding Ground Floor



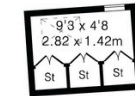
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



ADDITIONAL INFORMATION:

Parking

The property is accessed via twin gates and opens to a gravel driveway with turning circle that offers generous parking. There is a second gated entrance from the lane which connects to the main driveway and also provides access to the outbuildings which offer a double garage.

Grounds

The gentle sloping grounds fall away from the house and the elevation affords far-reaching views over the church and fields beyond. A large south-facing flagstone terrace overlooks the gardens which are mainly lawned interspersed by shrub beds and mature trees and lead into a paddock on the far eastern boundary.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom): Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage: For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers visit the “Broadband and mobile coverage checker” page on the Ofcom website.

The property is Grade II listed, and is located in a conservation area.

The paddock is subject to a covenant held by the Oxford Diocese regarding any residential development of the land being subject to a payment of 50% of the increase in the value of the land. For further information, please contact Haslams.

The property required remedial repair following subsidence to the living room wall, and this work was completed and covered by the previous owner's insurers.



AREA GUIDE NEWBURY

Transport

Newbury offers unparalleled transport links, making it a highly desirable location for commuters. The town's railway services connect to London Paddington in under an hour, ensuring convenient access to the capital and beyond. By road, Newbury enjoys a prime position at the crossroads of the M4 and A34, providing swift routes to London, Oxford, and the South Coast. For local travel, cycling paths and reliable taxi services make navigating the town both easy and enjoyable.

Schooling

Newbury boasts a selection of outstanding schools. Prestigious independent schools like Downe House School, a renowned girls' boarding school, and Elstree School, a leading preparatory school, offer exceptional academic and extracurricular opportunities. The town's state schools, such as St. Bartholomew's School, rated "Outstanding" by Ofsted, and The Willows Primary School, known for its nurturing environment, provide top-tier education.

Dining

Newbury's dining scene has a delightful mix of eateries. The Woodspeen serves seasonal British dishes in a sophisticated setting, while The Vineyard combines gourmet cuisine with an extraordinary wine collection. For a more relaxed atmosphere, The Newbury gastropub is known for its locally sourced menu and rooftop terrace. For coffee and light bites, Honesty at The Base provides artisanal brews and freshly baked pastries in a chic setting.



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