



DOWNER & CO

TRUSTED SINCE 1988

Woodlands House, Goodings Lane,  
Woodlands St. Mary, RG17 7BD  
Price: £615,000

## Description.

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## NO ONWARD CHAIN

Woodlands House forms part of an exceptional period conversion, set in nine acres of stunning parkland and formal communal gardens with a swimming pool, tennis court, stables and paddocks. With a colourful history, The Goodings, originally a farmhouse, was replaced in the 1930's by the oil magnate R F Rickett with the current imposing brick and flint country house, divided into individual character properties in the 1970's.

The accommodation includes entrance hall, downstairs shower room, open plan and spacious living/dining room, kitchen, rear lobby, large master bedroom with en-suite, two further double bedrooms, single bedroom and family bathroom. Outside offers manicured and landscaped communal gardens divided into different areas for the residents and their guests to enjoy. There is a double garage and parking for residents.



In a stunning rural location down a county lane and surrounded by open rolling countryside. Although being a rural setting, the property is well placed for convenient access to both Hungerford and Newbury town centres and communications are excellent by road via the nearby junction of the M4 (Jct14) only a couple of miles away and by rail via Newbury/Hungerford main line train stations. There is a direct train service from Newbury (50 minutes) to London Paddington, with the journey from Reading on the Elizabeth Line to London Paddington in as little as 23 minutes.

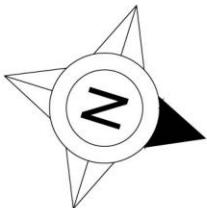
**Lease details & outgoings:**

Lease: Approximately 944 years remaining. (Owner has Share of Freehold)

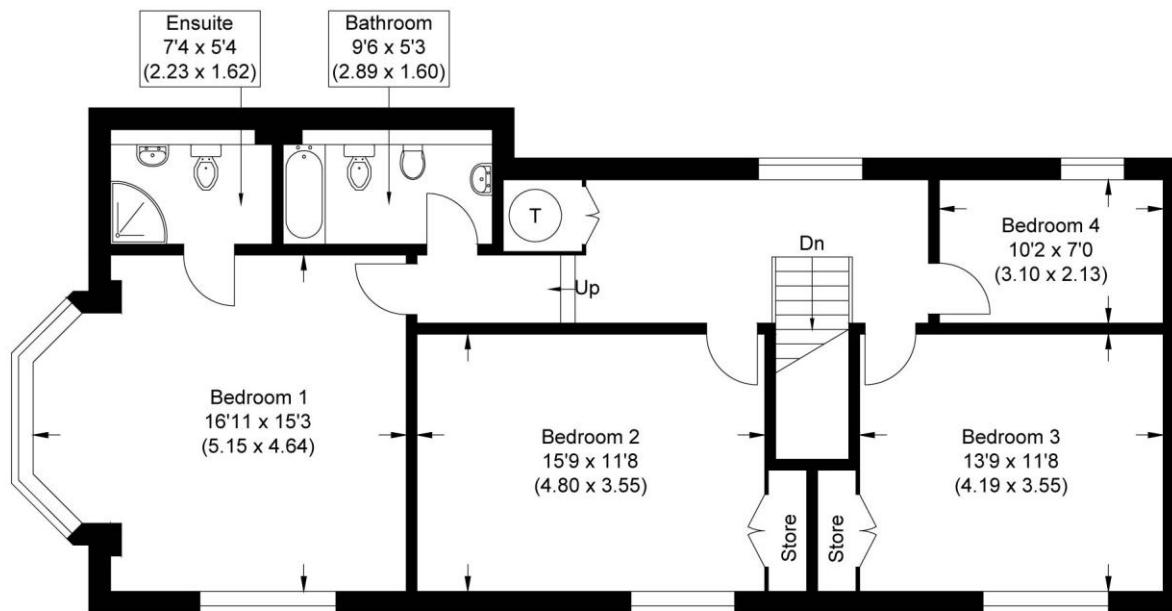
Maintenance charges: £399 per month from January 1st 2025 for grounds and communal facilities.



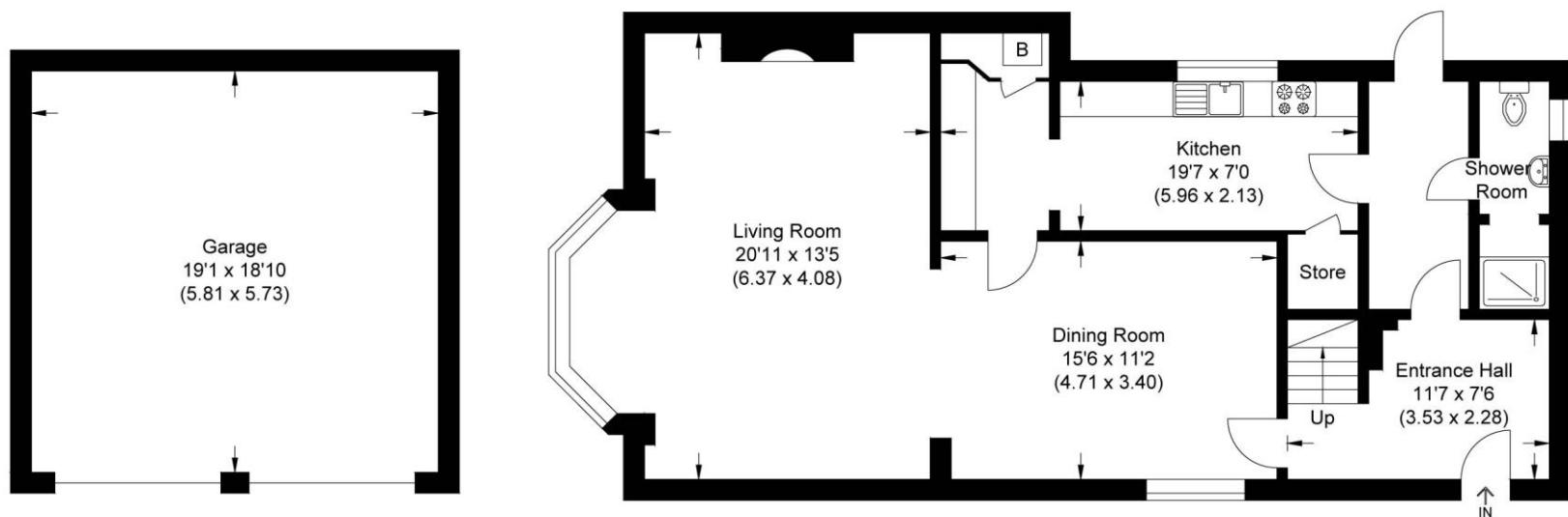




Approximate Gross Internal Area  
168.83 sq m / 1817.27 sq ft  
(Excludes Garage)  
Garage Area 33.29 sq m / 358.33 sq



## First Floor



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

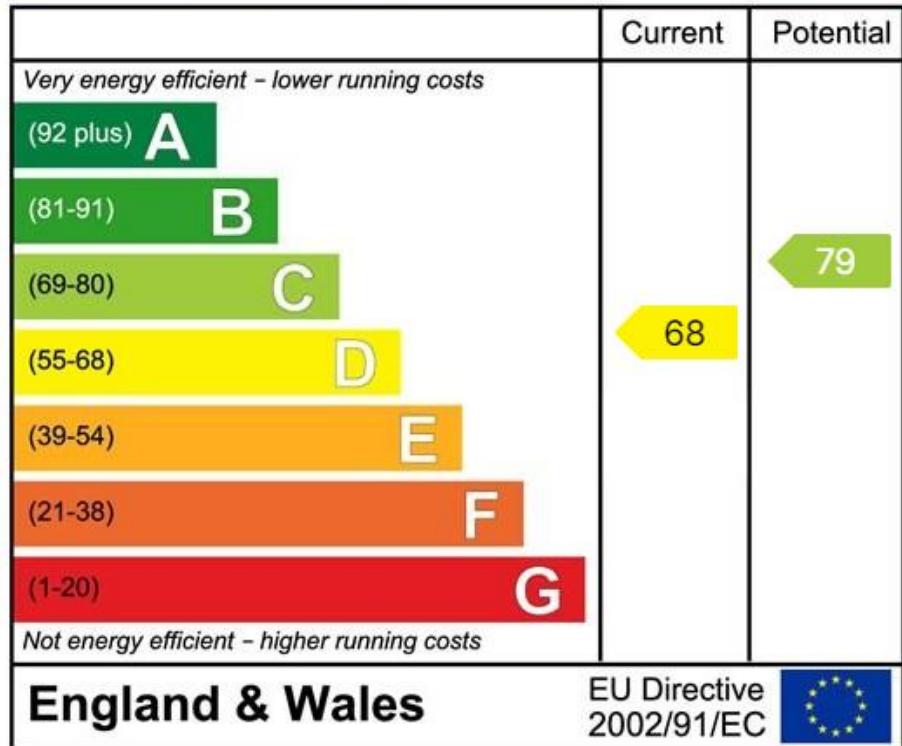


**EPC: E**

**COUNCIL TAX BAND: F**  
**2025/2026: £3,455.46.**

**TENURE: LEASEHOLD (SHARE OF FREEHOLD)**

## Energy Efficiency Rating



### Important Notice

#### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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