

**BLINDMANS GATE HOUSE  
WOOLTON HILL**



**Russell Marshall**  
Estate Agents



## Blindmans Gate House

Blindmans Gate, Woolton Hill, Newbury, Hampshire, RG20 9XB

Guide Price £1,200,000

Approximately 4.2 Miles to Newbury  
Railway Station

Approximately 1 Miles to The A34

Approximately 8.1 Miles to M4 J13

- Freehold
- Detached House
- Approximately 0.6 Acres
- Wonderful Plot
- Overlooking Woodland
- Edge of Village
- Approximately 3261 sq ft in Total
- Potential Annexe
- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- Family Room
- Study
- Cloakroom/W.C.
- Five Bedrooms
- En-Suite Bathroom
- Family Bathroom
- Games Room/Potential Annexe Above Garage
- Plus Shower Room and Store Room With potential To Create A Kitchen
- Double Garage
- Lovely Mature Garden



### Situation

The property is located in the popular village of Woolton Hill on the Hampshire/Berkshire border. Woolton Hill is a thriving village with an active community, a local pub, a beautiful church and excellent local schools. The nearby village of Highclere is home of the famous 'Downton Abbey' series, better known as Highclere Castle holding annual and seasonal events, well renowned for it's ancient Egyptian collection. The nearby town of Newbury offers extensive shopping, leisure facilities and mainline railway station. Access to the national road network is very good via the A34 which links with the M4, M3 and A 303.









## The Property

Blindmans Gate House occupies a wonderful position, tucked away at the end of a private driveway and bordering mature woodland.

This very special home offers around 3261 sq ft of accommodation and garage in total, including a potential annexe.

On the ground floor visitors are greeted in a generous sized entrance hall which leads to a Sitting room with Fireplace, a separate Dining room and a bright and airy Conservatory.

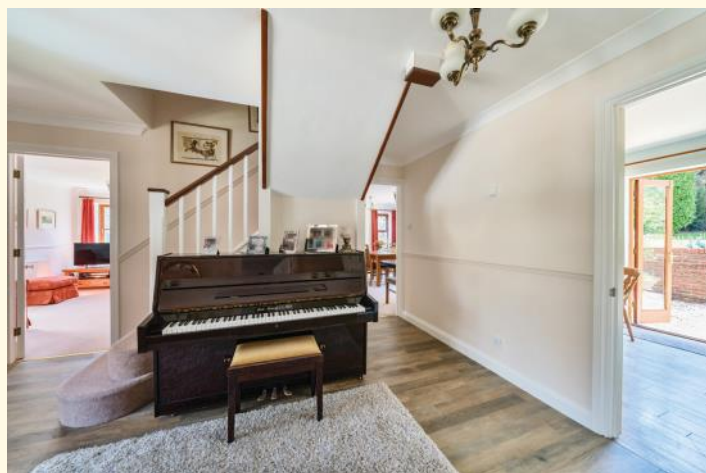
The well appointed Kitchen/Breakfast room has French doors opening onto the rear garden and is served by a useful Utility room.

A Study and a family room complete the ground floor.

Upstairs there are five well proportioned Bedrooms benefiting from an en suite Bathroom in addition to the main family Bathroom.

The property offers great potential to create a self sufficient annexe with the large room above the double garage which already has an independent ground floor access leading into a store room and existing shower room.

In all, a lovely home which enjoys a spacious yet secluded plot on the fringes of this sought after village.















## Outside

The property is approached via a private driveway which sweeps round in front of the detached double garage block.

The large corner plot front garden is laid neatly to lawn and borders mature woodland.

To the rear the secluded garden includes a paved sun terrace rising to a well kept lawn flanked by mature shrubs and hedging and interspersed with attractive trees.





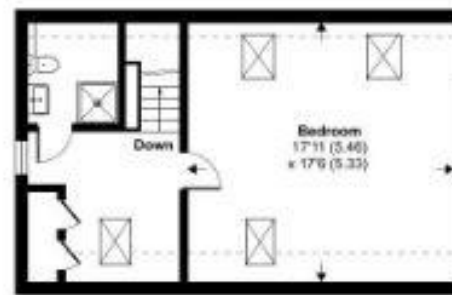


# Blindmans Gate House, Blindmans Gate, Woolton Hill, Newbury, RG20

Approximate Area = 2207 sq ft / 205 sq m  
 Limited Use Area(s) = 81 sq ft / 7.5 sq m  
 Garage = 973 sq ft / 90.3 sq m  
 Total = 3261 sq ft / 302.9 sq m  
 For identification only - Not to scale



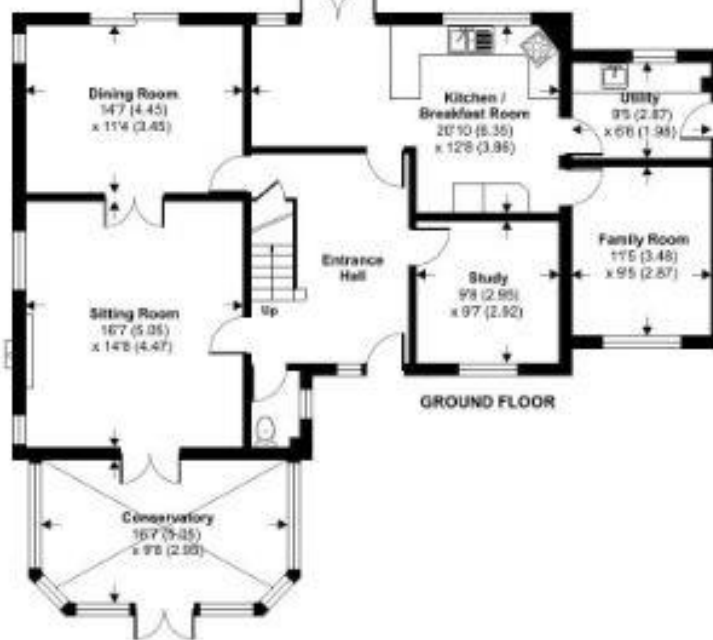
GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. REF: 888852

## Services

Mains Water & Drainage

Mains Electricity

Council Tax Band: G

What 3 Words Location: ///abundance.neckline.dialect

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