

CHIEVELEY MANOR

CHIEVELEY • NEWBURY • BERKSHIRE





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Newbury 4.8 miles • (London Paddington 45 minutes) • Wantage 11 miles • Hungerford 12 miles • Reading 20 miles

London 55 miles • M4 junction 13 1.4 miles • Heathrow Airport 42 miles

(Distances are approximate)

A handsome Grade II Listed Manor House
set in 42 Acres of gardens and parkland

ACCOMMODATION

Lot 1

Main House

Drawing room • Reception hall • Sitting room • Dining room • Kitchen/breakfast room • Playroom • Office
Utility room • Wine cellar • Drinks room • Cloakroom • Cellar
3 Principal bedroom suites • Further 6 bedrooms • 3 bathrooms
3 bedroom flat with sitting room and kitchen

Stable Cottage

Sitting room • Kitchen • 3 bedrooms • 2 bathrooms

Gardens and Grounds

Swimming Pool • Tennis Court • Stables • Hay Barn • Greenhouse • Games Room • Workshop • Garage • Kennel
Traditional stableyard • Paddocks • Pastureland • Landscaped gardens • Orchard

Lot 2

Manor Lodge

Sitting room • Dining room/conservatory • Entrance hall • Kitchen • Utility • Cloakroom • Study

Principal bedroom with en suite bathroom

4 Further bedrooms • 1 family bathroom

Approx 0.45 of an acre

Set in approximately 42 acres in total



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SITUATION

Chieveley is a delightful village just north of Newbury, surrounded by beautiful rolling countryside providing wonderful open space for walking, riding and cycling.

There is an active local community in the village itself, with a Church, village hall, store and village post office, a primary school, day nursery, tennis club, recreational ground and a pub. Nearby, Newbury offers an extensive range of facilities including a variety of shops, pubs and restaurants, various supermarkets including Waitrose, and a variety of leisure activities including racing at Newbury racecourse, two nearby golf courses at Donnington and Speen, and the Watermill Theatre.

There is a choice of well-regarded restaurants locally including The Woodspeen, with a Michelin Star, and The Vineyard at Stockcross, as well as a fabulous new country house hotel and spa, The Retreat.

Connections are excellent with a direct train service from Newbury into London Paddington and fast access to the A34 and M4, London, Heathrow Airport, and the West Country.

SCHOOLS

There is a fantastic choice of highly-regarded schools in the area including Elstree, Cheam, Horris Hill, Brockhurst and Marlston House, St Gabriel's, Bradfield College, Downe House, Abingdon School, Radley College, Pangbourne College and Marlborough College.





DESCRIPTION

Situated at the edge of the pretty village of Chieveley, the house has fine views including that of St Mary's Church that dates back to the 15th century.

This beautifully proportioned late 18th century manor house, built of soft hued red brick with three attractive west facing bay windows across the front façade is the ideal family home. The accommodation offers a very elegant ground floor set of reception rooms alongside a study and a family kitchen and utility wing.

On the first floor, the principal and family bedrooms are arranged in such a way as to allow for a separate but interconnected nursery or staff wing to work brilliantly and seamlessly into the flow of the house.

There is so much about Chieveley Manor to enjoy, not only does the house sit so well in the landscape, it has the feeling of a small estate. As you would expect of a property of this quality, the gardens are a delight and planted with skill and care. It enjoys the amenities of a tennis court and swimming pool.

Looking ahead to the next chapter in the life of this house we have identified (subject to the necessary planning consents) a variety of uses which might include extensive garaging for a classic car collection, further auxiliary accommodation or leisure amenities.

LOT 2 - MANOR LODGE

A charming Lodge House at the entrance to Chieveley Manor providing flexible accommodation, with 4 bedrooms and 4 reception rooms. It sits in private gardens extending to about 0.45 of an acre.







GARDEN AND GROUNDS

The scene is set upon arrival where the drive is lined with pleached lime trees to reveal a property set within beautiful gardens and grounds which have been landscaped in a park like style.

Created over the last 40 years by the current owners, the garden features an expanse of lawn, mature trees, and many traditional favourites, such as shrubs, roses, clematis and wide herbaceous borders. Other features include a walled garden with a Parterre that is partially obscured from the house by pleached apple trees, featuring a box shrub in middle of each quarter bed and a stone statue in the centre.

A heated outdoor swimming pool and tennis court, complete the list of many attractions that a family could wish for. The remainder of the land is divided into fields which are ideal for grazing stock or horses.

THE STUD AT CHIEVELEY

An extensive courtyard of buildings provides a variety of uses which might include extensive garaging for a classic car collection, further auxiliary accommodation or leisure amenities (subject to the necessary planning consents). Within the courtyard, Stable Cottage provides secondary accommodation.

GENERAL INFORMATION

RIGHTS OF WAY

There is no public access across the property.

SERVICES

Mains water and electricity. Private drainage.

POSTCODE

RG20 8UT

LOCAL AUTHORITY

West Berkshire Council

Tel: 01635 551111

Council Tax Band H

VIEWING

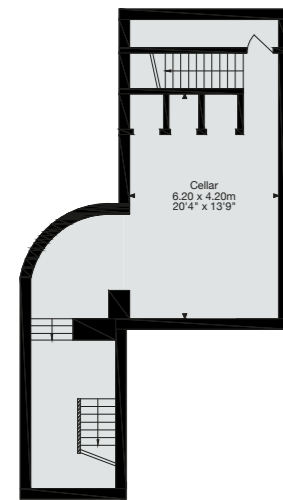
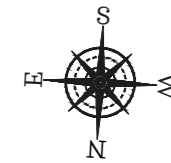
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CHIEVELEY MANOR (LOT 1)

Approximate Gross Internal Area:
 Main House: 848 sq.m. / 9,127 sq.ft
 The Lodge: 193 sq.m. / 2,077 sq.ft
 Stable Cottage: 111 sq.m. / 1,201 sq.ft
 Stables: 308 sq.m. / 3,324 sq.ft
 Outbuilding 1: 194 sq.m. / 2,088 sq.ft
 Outbuilding 2: 76 sq.m. / 818 sq.ft
 Outbuilding 3: 64 sq.m. / 688 sq.ft
 Stable Block: 114 sq.m. / 1,234 sq.ft
 Pool House: 12 sq.m. / 135 sq.ft
 Total: 1,920 sq.m. / 20,666 sq.ft (Excluding Shed)
 Swimming Pool: 80 sq.m. / 861 sq.ft



Cellar



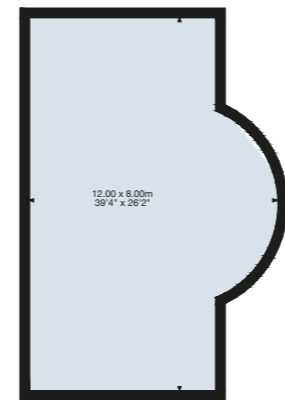
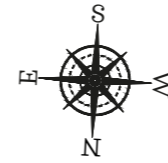
Ground Floor



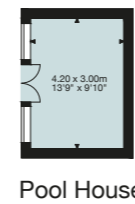
First Floor

Second Floor

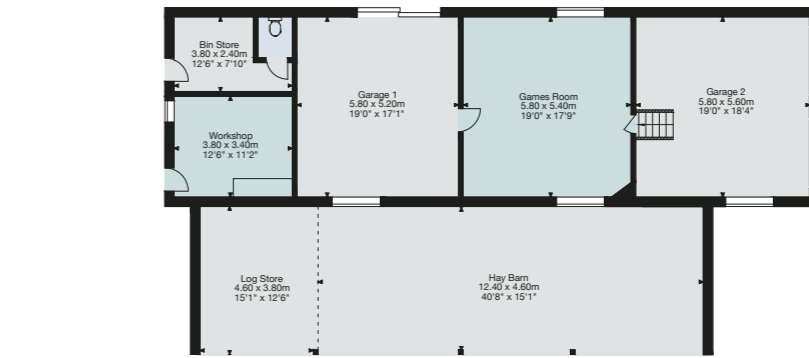
OUTBUILDINGS



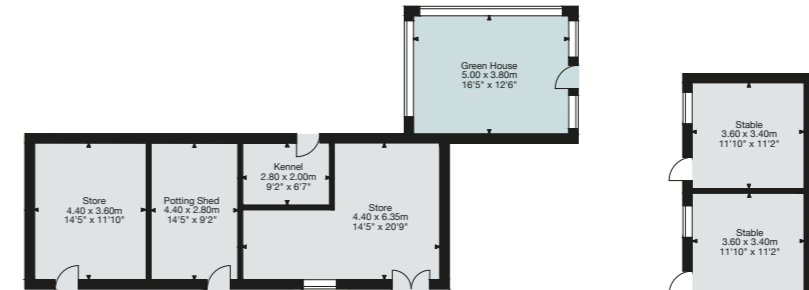
Swimming Pool



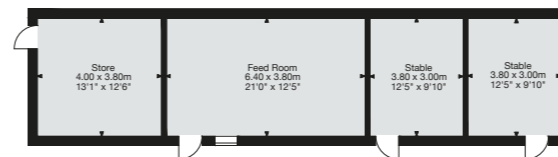
Pool House



Outbuilding 1



Outbuilding 2

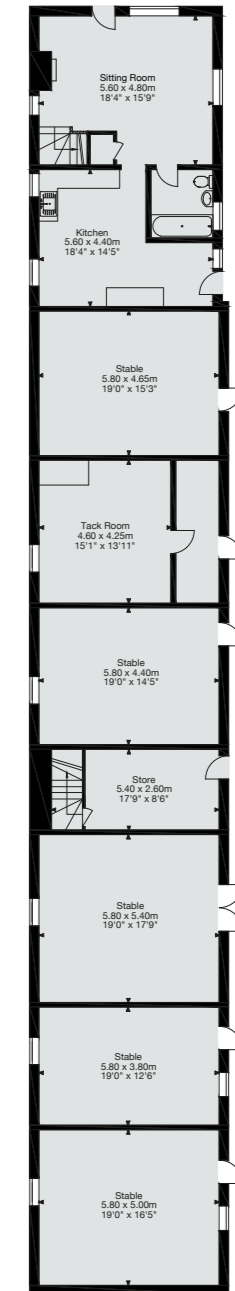


Outbuilding 3



Stable Block

Stable Cottage Ground Floor



Stables Ground Floor

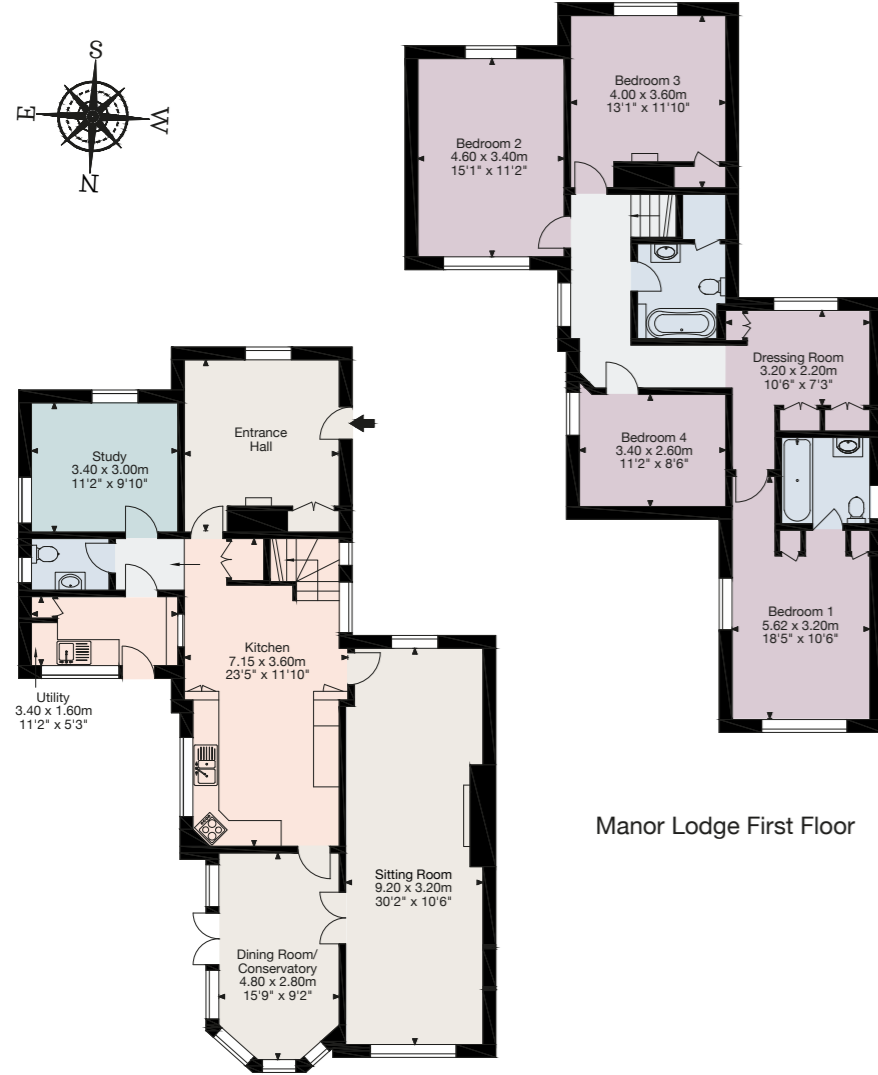
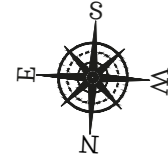
Stable Cottage First Floor



Stables First Floor

MANOR LODGE (LOT 2)

Approximate Gross Internal Area:
193 sq.m. / 2,077 sq.ft

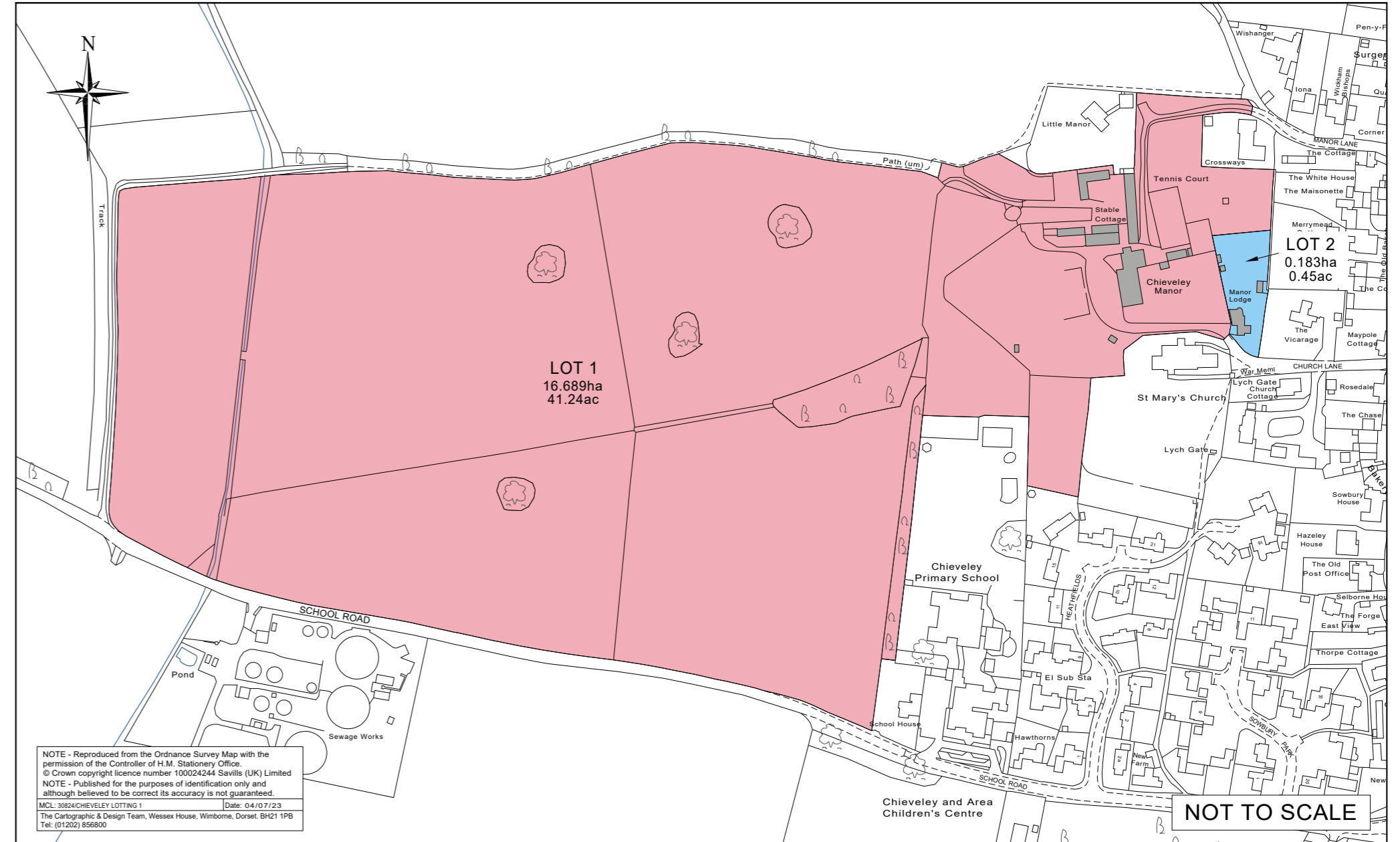
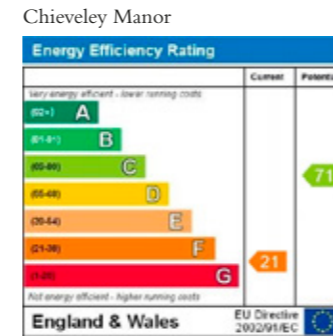
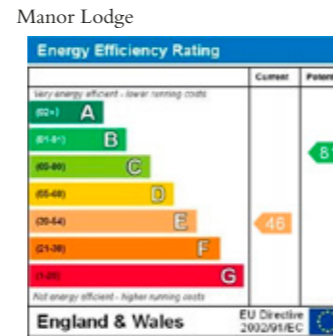
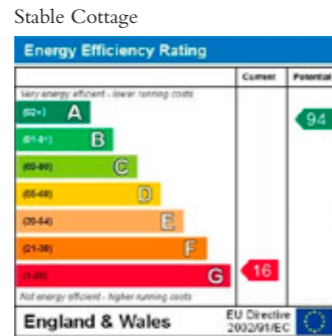


Manor Lodge First Floor

Manor Lodge Ground Floor



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