





PREFACE.

Main House:

Ground floor: Kitchen | Boot room | WC | Sitting room | Drawing room

First floor: Principle bedroom | En-suite bathroom | Dressing room
Bedroom with En-suite shower room | Further bedroom | Family bathroom

Dairy Cottage:

3 Bedrooms | 3 Bathrooms | Sitting room | Kitchen

Dairy cottage is flexibly configured and is currently set up as two guest suites and a separate staff apartment.

Outbuildings:

Fully restored 17th Century tithe barn | Gym | Stables | Piggery

Gardens and Grounds:

Landscaped gardens | Springfed pond | Mature trees | Approx 5.15 acres

Planning:

The current owners have gained planning permission for extending the main house as well as converting the piggery and stables. Please contact the vendor's agent for further details if required.

For sale Freehold:

In all about approximate total gross area: 8,161 sq ft / 758 sq m

Laid back, laid bare, feet
up and relax.





WHY WE LOVE VANNERS FARM.

Newbury 3.5 miles (London Paddington from 42 mins),
M4 (J13) 9.7 miles, Cheam 7.2 miles

(Distances and time approximate)

Vanners Farm is a large mid 18th century farmhouse set back from a quiet lane near the village of Enborne to the West of Newbury. Despite being characterised by its unspoilt period detailing and historic charm, the house has the added benefit of not being listed.

The front of the house is lime plastered with terracotta tile windowsills and over lintels and a lavender lined path leading to the original front door. The main access for the house is via a gravel driveway which runs into a gravelled forecourt providing ample parking at the side

of the house. This side of the house is composed of exposed Flemish bond brick with a door leading into a smart boot room with herringbone brick floor and separate WC.

The Georgian proportions and square layout flows particularly well across both floors. The house has been extensively and beautifully restored by the current owners from a near derelict state to preserve its features whilst creating a very comfortable and timelessly tasteful space with exposed beams, new oak floors, and sash windows extending throughout.

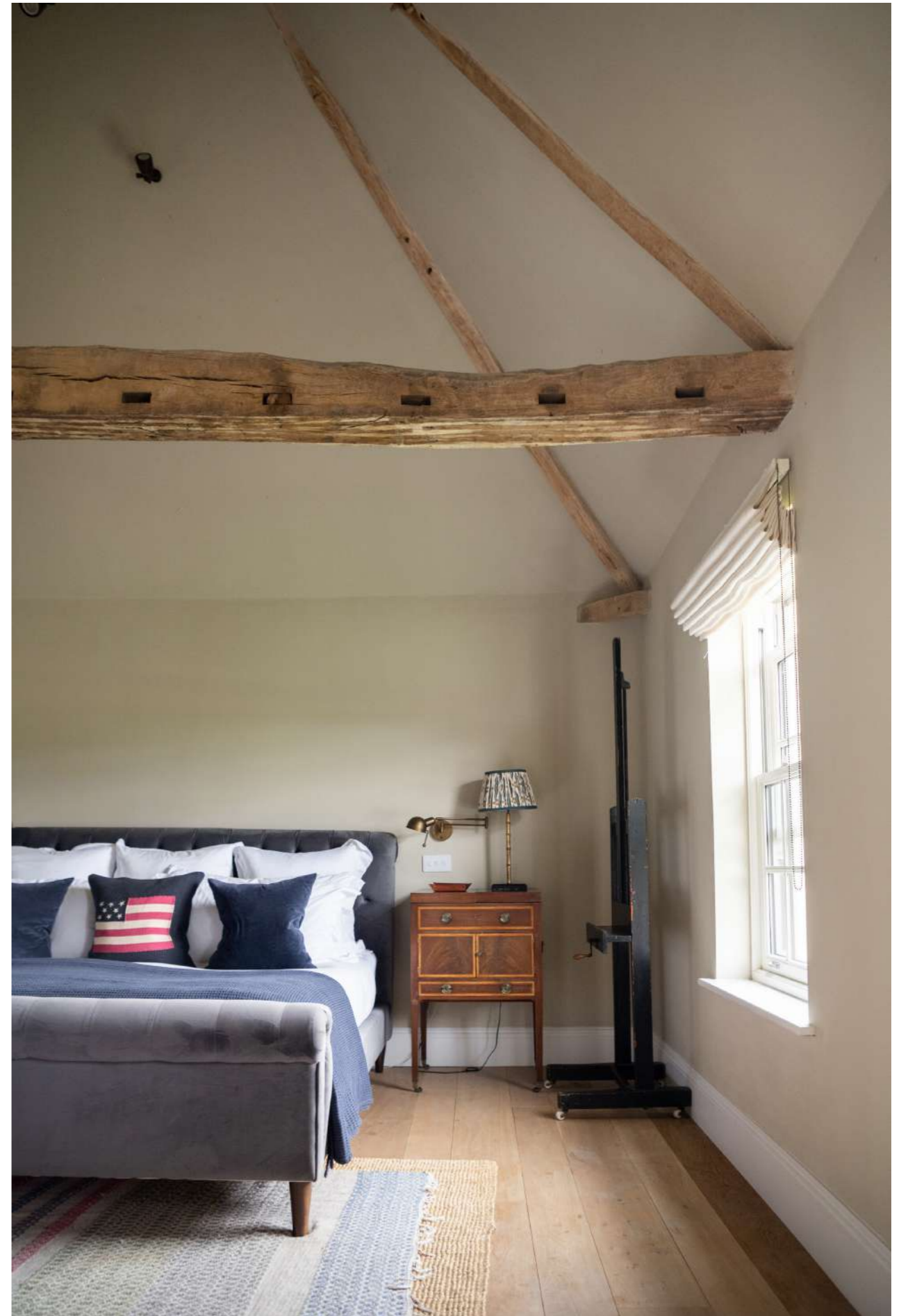
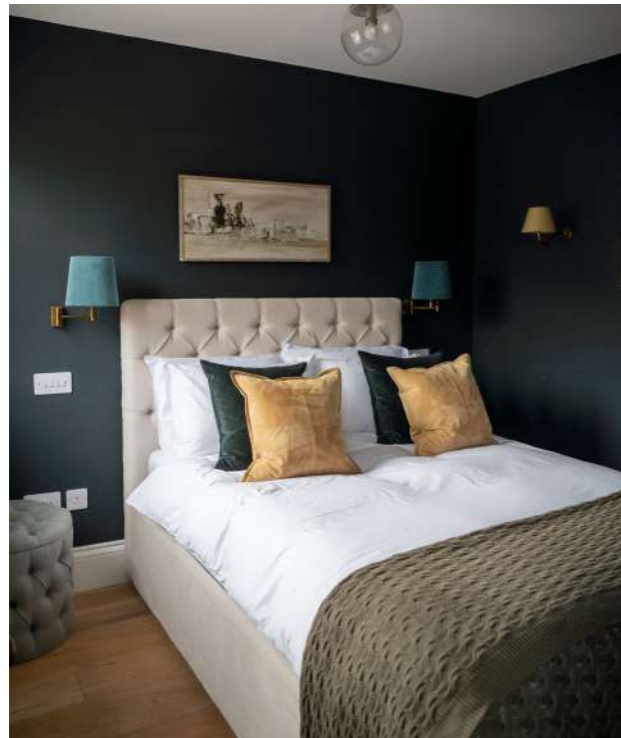


The boot room leads into a wonderfully generous kitchen with electric aga and French windows facing onto a stone terrace. The space is perfect for hosting family and friends and has the added bonus of a marble topped pantry which provides storage and a hideaway for stray culinary clutter. There is also a door leading under the stairs to a useful wine cellar. The kitchen leads through into a cosy sitting room with original large open fire and brickwork as well as a long light filled drawing room with wood burner.

The panelled staircase leads up to a very spoiling Principal suite complete with soaring beams, large walk-in shower, copper roll top free-standing bathtub as well as a separate dressing room. A further double bedroom with en-suite shower room is located across the hall next to another bedroom and a family bathroom.









The Outbuildings:

Dairy cottage has 3 bedrooms, 3 bathrooms, a kitchen and a sitting room. It is flexibly configured and currently set up as two smart wood panelled guest suites and a separate staff apartment.

The house also comes with extensive outbuildings including a large and impressive 17th century tithe barn, newly restored and rethatched and currently housing ample storage. There is also a fully equipped gym, as well as a stable block and a piggery.

Plenty of Outside Space:

The house sits in 5.15 acres of gardens and grounds including meadow and a well-stocked cutting garden and vegetable patch with potting shed. The plot is bordered by mature trees with views of the local woods and farmland. A newly established spring fed pond will add significantly to the diversity of the grounds.



B







WEST BERKSHIRE SO NEAR AND YET SO FAR AWAY WHEN YOU WANT IT TO BE.

This part of West Berkshire is on the edge of an AONB and can be characterised by its rolling wooded countryside, pretty brick houses, and oak tree lined lanes.

A primary school, a local pub, and an 11th century church are located a short walk away in the village of Enborne which also benefits from an equestrian centre and ancient meadowland at Averys Pightle nature reserve.

There are plenty of wonderful pubs and eateries nearby including The Queens Arms at East Garston, The Jack Russell in Facombe, and the award-winning Woodspeen. The newly opened Malverleys farm shop and restaurant are a convenient 10-minute drive away and supply

seasonal menus and high-quality local produce. The area is also served by distinguished butchers Vicars Game near Yattendon.

A wider range of leisure and shopping facilities is available in Newbury including cafes and restaurants, a cinema, the renowned Watermill Theatre and Newbury racecourse, with easy access to walks along the Kennet and Avon canal.

The area has been home to writers and creatives past and present including novelist Richard Adams who was born at nearby Wash Common and went on to spend much of his life here. The authors passion for wildlife and the British countryside is evident his most famous work Watership Down, which is based on the local landscape.

GETTING ON, GETTING OUT

It is also perfectly placed for a wide choice of great schools. Nearby Enborne C.E. Primary School was recently rated Outstanding. There is a choice of St. Bartholomews or Park House in Newbury. Private schools in the area include Cheam, St Gabriel's, Horris Hill, Brockhurst and Marlston House, Elstree, Farleigh, Marlborough College, Downe House and Bradfield College.

The area is extremely well connected with a fast train service from Newbury into London Paddington taking as little as 42 minutes, and the A34 and M4 are easily accessible providing excellent links to London and the national road network.



Vanners farm, Enborne, Newbury

Gross Internal Area (Approx.):

Main House: 2,690 sq ft / 250 sq m

Annexe: 940 sq ft / 87 sq m

Outbuildings (including Log Store):
4,531 sq ft / 421 sq m

Total Area: 8,161 sq ft / 758 sq m



Capture Property Marketing 2023. Drawn to RICS guidelines. All Measurements are approximate and should not be relied on as a statement of fact. Plan is for illustration purposes only. Not drawn to scale.



Services: Mains Electricity, Mains Water, Oil Heating, Private Drainage.

Local Authority: West Berkshire Council Tel: 01635 551 111.

Council Tax: Band G.

Postal Address: RG20 0LB.

Viewings: All viewings must be made strictly by appointment only through the vendor's agents.



Important Notice:

Blue Book their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Blue Book have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs and details prepared in 2023.



Lindsay Cuthill 07967 555 545
lindsay@bluebookagency.com

Sebastian Hipwood 07535 150 888
seb@bluebookagency.com