



Old Hayward Farm, Berkshire RG17





Old Hayward Farm

Chilton Foliat, Berkshire

A private and beautifully presented small country estate down a tree lined drive with far stretching views across rolling downland.

Hungerford 3 miles , Marlborough 12 miles, Oxford 30 miles, London 65 Miles, M4 Junction 14 1.5 miles, Direct Train to London 1 hour 10 mins.

Situation

Old Hayward House is situated in the small village of Chilton Foliat in West Berkshire, positioned between the rolling flint and chalk downlands with views across a patchwork landscape of open fields and woodlands.

For road and rail access, the M4 is just a 5-minute car journey away and 10 minutes to Hungerford train station.

The nearby town of Hungerford offers a full range of amenities with supermarkets, chemist, independent boutiques, larger chain stores, pubs and restaurants. There is also a market held in the Highstreet every Wednesday promoting local produce, arts & crafts. The area offers excellent horse-riding, trout fishing, shooting, cycling and walking country to explore. Nearby senior schools include Marlborough college and Abingdon School and the preparatory schools of Cheam and Elstree are close by.



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4



4



EPC
F

Guide price: £12,500 per calendar month

Furniture: Available unfurnished

Minimum length of tenancy: 12 months

Available from: October 2024

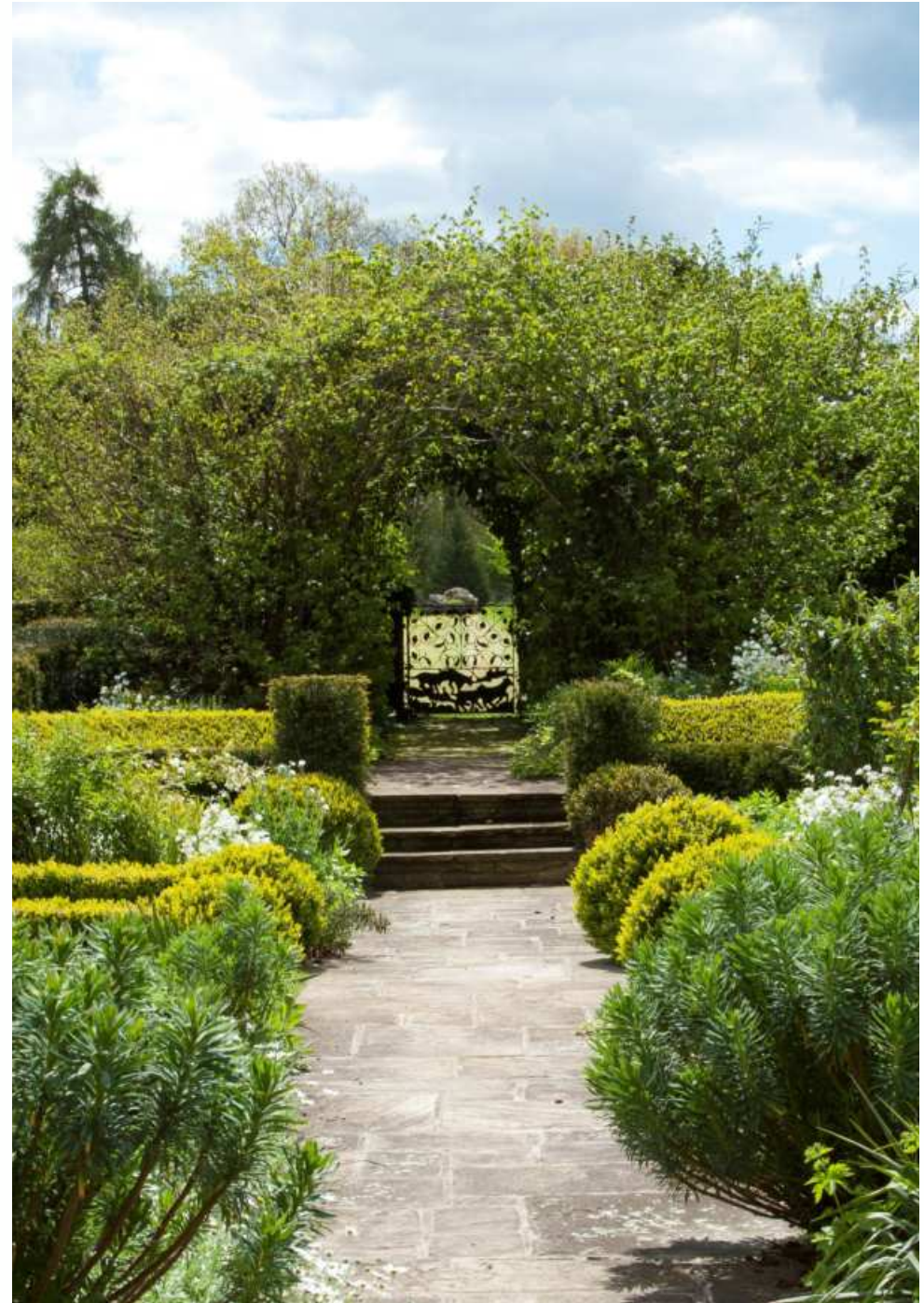
Deposit: £17,307

Local authority: West Berkshire Council

Council tax band: F

Services: Mains water, electricity and LPG central heating

Special features: Swimming pool and tennis court





The House and Gardens

Old Hayward House is a Grade II listed Building dating from the 17th century. A wealth of original character and tradition remains throughout the grounds with a stunning raised grain store and various traditional outbuildings. Internally there is a generous addition of modern aesthetics and conveniences providing charming spaces for family living, with an open beamed contemporary heart of the home kitchen dining space with floor to ceiling glass panelled walls.

Drawing room, Family room, Sitting Room, Two further Reception Rooms, Study, Dining room, Wine Cellar, Master Bedroom with ensuite Bath and shower bathroom, four further ensuite bedrooms, two further bedrooms with shared bathrooms.

A short distance to the west of the house lies a stunning Traditional oak barn which provides a superb entertaining and games room space on a very generous scale with large open party room, further three rooms, storage space, one bedroom with ensuite, two further bedrooms, Kitchen and living area, pantry, office, kitchenette and two bathrooms. The southerly wing of the barn offers four internal monarch stables including one mare and foal box, tack room and associated equine facilities.

Gardens

The extensive and intricate gardens comprise a mixture of mature formal planting, kitchen garden, lawns and herbaceous beds, boarded hedges, wildflowers, shrubs and trees. The property comes with an onsite gardener.

Outdoor swimming pool with pool house and changing rooms
Outdoor tennis court
Paddocks- 16 acres
House EPC - F
Barn EPC - E

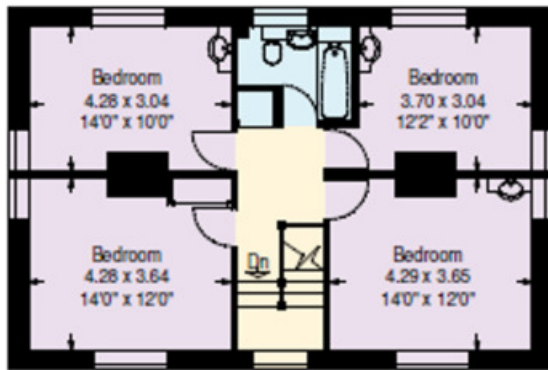




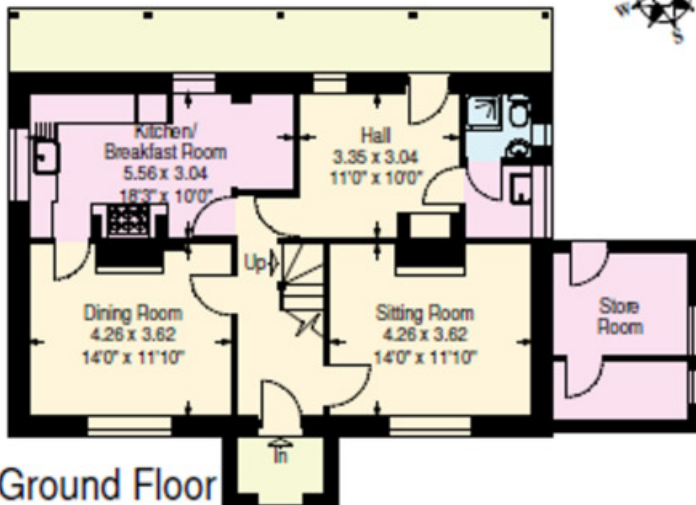
Keepers Cottage

By Separate Negotiation - A Conveniently yet privately situated 4-bedroom detached house with its own garden and parking, situated 200 yards from the main house. Access is via the main drive. Keepers cottage would provide excellent staff, guest or au pair accommodation.

EPC: F



First Floor



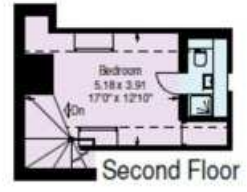
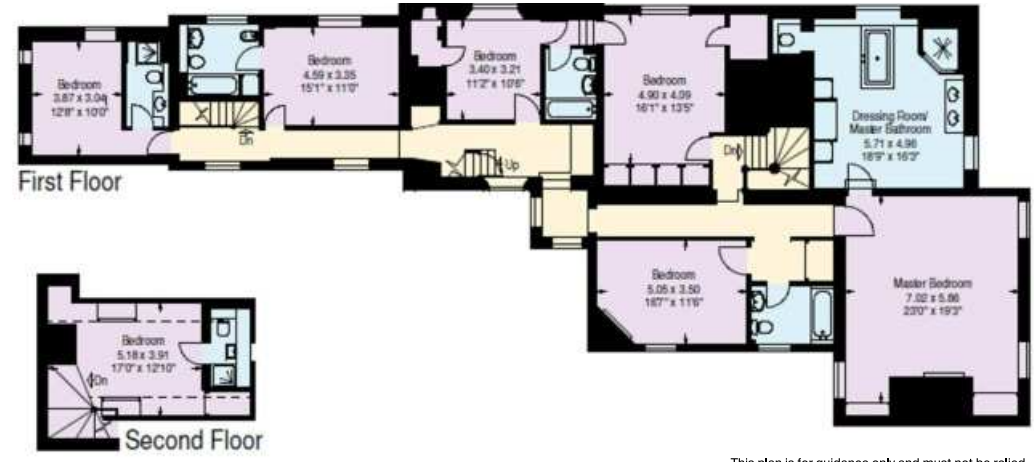
Ground Floor







Approximate Gross Internal Area:
 Main House: 660.7 sq m / 7,112 sq ft
 Coach House/ Barn: 690.2 sq m / 7,429 sq ft
 Keeper's Cottage: 153.2 sq m / 1,649 sq ft (including store)
 Garage/ Flat: 93.9 sq m / 1,011 sq ft (not including car port)
 Car Port: 39.0 sq m / 420 sq ft
Total - 1,637.0 sq m / 17,621 sq ft
 (not including reduced height area, below 1.5m - denoted with dashed line)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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