



- A Spacious Four Bedroom Detached Lifestyle Home
- Equestrian Facilities Include Six Stables, c. 40m x 20m Manège and Paddocks
- Swim Spa ● Handy Home Office ● Wide Selection of Local State and Private Schools
- Desirable Location with Excellent Road and Rail Links
- Just Under 2.5 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Burghclere 1.9 miles • Newbury 5.3 miles • Basingstoke 14.4 miles

A spacious four bedroom family home with excellent equestrian facilities, set in just under 2.5 acres, in a highly desirable location and with excellent road and rail links.

This stunning lifestyle property has a good range of equestrian facilities which include a manège, stables and good quality paddocks, with a beautiful outlook over the Watership Downs, within an Area Of Outstanding Natural Beauty.

Cornfield is situated just to the south of Burghclere and to the north of the North Wessex Downs, close to the well known and loved areas of Beacon Hill and Watership Down.

The village of Burghclere offers a church, a pub and primary and secondary schools. Newbury and Basingstoke, which are only a stone's throw away, offer an array of shops, schools and recreational facilities. There are excellent train services, with a speedy service to Paddington from Newbury and to Waterloo from Basingstoke. The A34, M4 and M3 give excellent road access to Heathrow Airport, London, the West Midlands and the West Country.

There are a fabulous selection of local footpaths, byways and bridlepaths for hacking and dog-walking. Horse racing is held regularly at nearby Newbury racecourse, and also slightly further afield at Salisbury and Bath.

THE RESIDENCE

The main house provides copious amounts of space and light offering a very comfortable living. Well-presented, with oil-fired central heating and double glazing, the accommodation in brief is as follows, please refer to the floor plan for approximate room sizes:

The **Main Entrance** leads into a **Reception Hall** with a large **Sitting Room** to the left with a wood-burning stove, and a **Downstairs WC** next door. There is a lovely **Garden Room** with underfloor heating and external double doors that are perfect left open on a British summer's day.

Leading through the house there is a separate **Family Room** which opens up to the **Kitchen**, with bi-fold doors. The **Kitchen** is open plan with integrated appliances, Rayburn, quartz worktops, a large kitchen island and a **Dining Area**. Bi-folding doors open to the **Garden**. Tucked away is a handy **Utility Room** with its own entrance.

There are **Two Double Bedrooms** on the ground floor, both with fitted wardrobes, and a **Family Bathroom** with a shower and bath. There is a handy **Boot Room**, perfect for taking off muddy wellies or washing off dirty dogs.

Moving on upstairs there are a further **Two Bedrooms**, the larger of which has an **Ensuite Bathroom** with a walk-in wardrobe and doors leading to a **Large Balcony** with a glass balustrade, from where there is a perfect view of the paddocks, garden, manège and wildflower meadow. The second bedroom also has a generous wardrobe space.



OUTSIDE, OUTBUILDINGS & LAND

The property is entered along a private, gated driveway making it feel very secure, and there are ample parking areas for both cars and horseboxes.

There are attractive, landscaped gardens to the front and rear of the property, which are enclosed by a variety of mature trees and shrubs, giving a high degree of privacy, with lawns, a gravelled **Outdoor Seating Area** and a raised timber deck next to the fantastic **Swim Spa**. The gardens are particular feature of the property and are delightful in the spring. The combination of the gardens and open paddock land is a real treat.

Within the gardens, **Outbuildings** include a **Home Office/Art Studio**, **Sheds** and **Log Stores**.

There are **Two Sets of Stables** providing a total of **Six Loose Boxes**.

Stable Block One is set within the paddocks and comprises **Four Stables**, recently constructed and built of timber with an overhang, set on a concrete base, with power and water supplies, with **Three Standard Loose Boxes** and **One Corner/Foaling Box**.

Stable Block Two is set to the front of the house and is built of timber on a concrete base and comprises **Two Stables** and a **Store Room**.

Manège c. 40m x 20m post and railed with a well-maintained rubber and sand surface, making it very usable all year round for all disciplines, whether that is dressage, show jumping or schooling. Positioned directly to the front of the house, whether you are in the kitchen or sitting on the balcony off the master bedroom, you have a great view.

The good quality, mainly level **Paddocks** are fenced by post and rail, with a tall hedge and timber fencing along the main boundaries, providing a high degree of privacy and security for grazing horses or livestock. There is a timber **Field Shelter** in one corner.

The land surrounding the property is part of the Watership Downs, which is an area of outstanding natural beauty. In summer the area is covered in wildflowers, giving the property a beautiful outlook when the flowers are in full bloom.

**IN ALL JUST UNDER 2.5 ACRES
(About 1 Hectare)**

RURAL SCENE
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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

WEST BERKSHIRE COUNCIL
Tel: 01635 551111

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING (Rayburn), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX F

DIRECTIONS

Heading south from Newbury on the A339 turn right onto the B4640 through Newtown Common, continue until reaching the roundabout at the A34 and take the first exit onto Winchester Road. At the next junction turn right onto Harts Lane, continue to the Carnarvon Arms and the entrance to the property is a few yards further on the left.

what3words ///belief.bottom.crowds



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Rural Scene have visited CORNFIELD but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

