Brook House

Donnington, Newbury, Berkshire

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A beautifully presented and private property with ancillary accommodation, wonderful gardens and river frontage, near Newbury.

Newbury 1 mile (London Paddington from 45 minutes), Hungerford 9 miles,
Reading 19 miles, Oxford 27 miles, M4 (J.13) 3 miles
(Distances and times approximate.)

Accommodation Summary

Ground Floor: Entrance/reception hall I Three reception rooms I Kitchen/breakfast room with conservatory Dining room I Further conservatory I Utility room I Cellar I Cloakroom I Bedroom with ensuite with sauna

First Floor: Principal bedroom suite with sitting room, dressing room, bathroom and balcony deck
Two further bedrooms I Two bathrooms (one adjoining)

Attached Cottage; with open plan sitting and dining room, kitchen, two bedrooms and two bathrooms

Integral garage I Various stores I Gated access with private drive and parking

Gardens

River frontage to the River Lambourn

In all about 0.91 acre

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Berkshire

Brook House is situated near the village of Donnington, on the northern edge of Newbury.

Whilst the property has wonderful rural views in a secluded position, it is possible to walk to Waitrose and into Newbury town centre.

The Parkway Shopping Centre has plenty of parking and has transformed the centre of Newbury. It includes many well-known stores including Marks & Spencer.

Trains from Newbury to London Paddington take approximately 45 minutes and junction 13 of the M4 is about 5 minutes by car.

Well-known schools in the area include Downe House, Bradfield College, Marlborough College, Brockhurst & Marlston House, Cheam, Elstree, Horris Hill, St Gabriel's and St Bartholomew's.

Close by is the village of Bagnor and the well-known Watermill Theatre, restaurant Renaissant and the highly regarded Woodspeen restaurant with cooking school.

There are excellent sporting facilities including three golf courses nearby and racing at Newbury and Ascot.

For Sale Freehold

Brook House is beautifully presented and is listed Grade II.

The spacious accommodation is well laid out with good ceiling heights and attractive views over its own garden and grounds.

There is a large reception hall, off which is the drawing room as well as the comfortable kitchen/breakfast room with French windows leading to a terrace area and garden beyond.

The pretty and extensive gardens which is mainly laid to lawn with a variety of beds bordered by mature yew hedges and fruit trees. The gardens lead down to the River Lambourn and are thoughtfully planned and well laid out.

Accommodation
See floor plans.

Services
Mains electricity, water and drainage.
Oil fired heating.

Fixtures and Fittings
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority
West Berkshire District Council – 01635 42400.

Council Tax
Band G.

Directions
Leave M4 at Junction 13 heading to Newbury and take first turn left to Donnington and the Service Station. Go through three roundabouts and continue on Oxford Road to Donnington Village, opposite the Castle Inn turn right down Love Lane and at the cross roads with Castle Lane the green double doors of Brook House are to the left.

Postcode
RG14 2JT

Viewing
Viewing by prior appointment only with the Agents, Knight Frank.

Attached Cottage

Cottage reception room

Approximate Gross Internal Floor Area
403 sq m / 4338 sq ft (Including Cellar)
Garage / Outbuilding: 52 sq m / 560 sq ft
Total: 455 sq m / 4898 sq ft
Including Limited Use Area: 7.7 sq m / 83 sq ft

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

Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.
Particulars dated November 2021. Photographs and videos dated August 2021. Reference: HNG070027.
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