

Wayfarers, Leckhampstead, West Berkshire







A charming edge-of-village family house set in a stunning garden with **far-reaching views**.

Summary of accommodation

Galleried reception hall | Drawing room | Sitting room | Dining/garden room | Kitchen/breakfast room with larder | Utility room
Cloak/shower room

Large galleried landing | Five bedrooms | Three bathrooms

Outside: Outbuilding providing garaging, workshop, storerooms, garden machinery store and gardeners WC with potential for conversion into secondary accommodation | Immaculate gardens and grounds | Heated swimming pool

In all, approximately 1.85 acres

Distances

M4 (Junction 13/A34) 6 miles, Newbury 7 miles (London Paddington from 40 minutes), Wantage 8.5 miles, Hungerford 8 miles
Didcot 13 miles (London Paddington from 38 minutes), Marlborough 19 miles, Oxford 23 miles
(All distances and times are approximate)



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Situation

Wayfarers is set back off the village lane on the edge of the desirable and highly accessible village of Leckhampstead on the Berkshire Downs, to the northwest of Newbury. The property is surrounded by beautiful countryside and is designated as an Outstanding Natural Beauty Area.

The popular village of Chieveley is approximately 5 miles to the south and has a church, doctor's surgery, village store, post office, Primary School and The Red Lion Public House.

The property is well situated for the nearby towns of Newbury (7 miles) and Hungerford (8 miles). Newbury provides more extensive facilities, including a Waitrose Supermarket, whilst Hungerford has shops, boutiques and coffee shops.

Leckhampstead is well located to benefit from the excellent road networks provided by the A34 (5 miles) and M4, Junction 13 (6 miles), which link to the national motorway network. There are also excellent rail communications, including services from Newbury or Didcot Parkway to London Paddington, taking approximately 40 minutes and 38 minutes, respectively.





There are numerous well-renowned schools in the area, including Cheam, Horris Hill, Cothill, Elstree, Radley College, Marlborough College, Bradfield College and Downe House, but to name a few.

Communication links are excellent, with Junction 13 of the M4 providing easy access to London, Heathrow Airport or the west country. The A34 (5 miles) links the A40 to the north and the M3 to the south.

The property

Wayfarers was completely remodelled in the mid-1990s. Today, the house offers excellent family accommodation over two floors and has retained much of its charm and character.

The large and welcoming galleried reception hall provides access to the drawing room, with its open fireplace and doors out to the garden and a door through to the dining/garden room. The sitting room has an open fire and a good range of cupboards. In addition, is a study. The kitchen/breakfast room is of an excellent size and is well fitted with a good range of floor and wall cupboards. A central island provides a breakfast bar, built-in appliances, including a Neff electric oven, griddle and gas four-ring hob, space for a dishwasher and fridge freezer. A connecting door leads through to the dining/garden room.



Off the kitchen are the walk-in larder with extensive shelving and the utility room with fitted cupboards and plumbing for a washing machine and dryer. There is a boiler room with a newly installed boiler system. In addition, on the ground floor is a guest bedroom adjacent to a cloak/shower room.

The principal bedroom is on the first floor, with wonderful views over the garden and surrounding countryside, a walk-in wardrobe with extensive storage, and an adjoining bathroom with twin basins, shower, bath and WC. There are three bedrooms, one of which has an adjoining bathroom, and the others are served by the family bathroom.



Outbuildings

Approached off the main drive is an extensive outbuilding providing garaging and storerooms, a garden machinery store, and a gardeners' WC. The building is approximately 1,500 sq ft and would make an ideal party barn or potentially secondary accommodation, subject to the necessary planning consents.

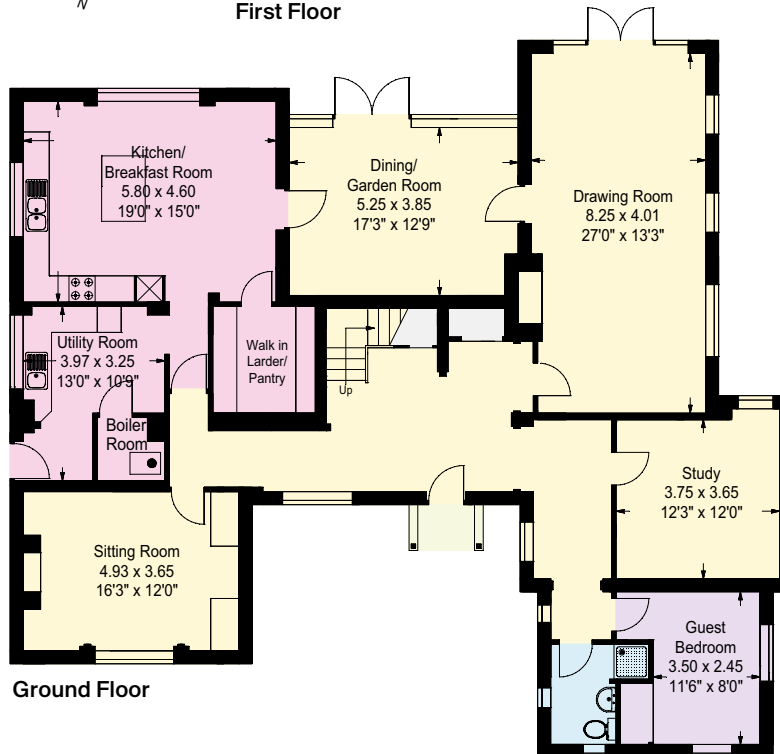
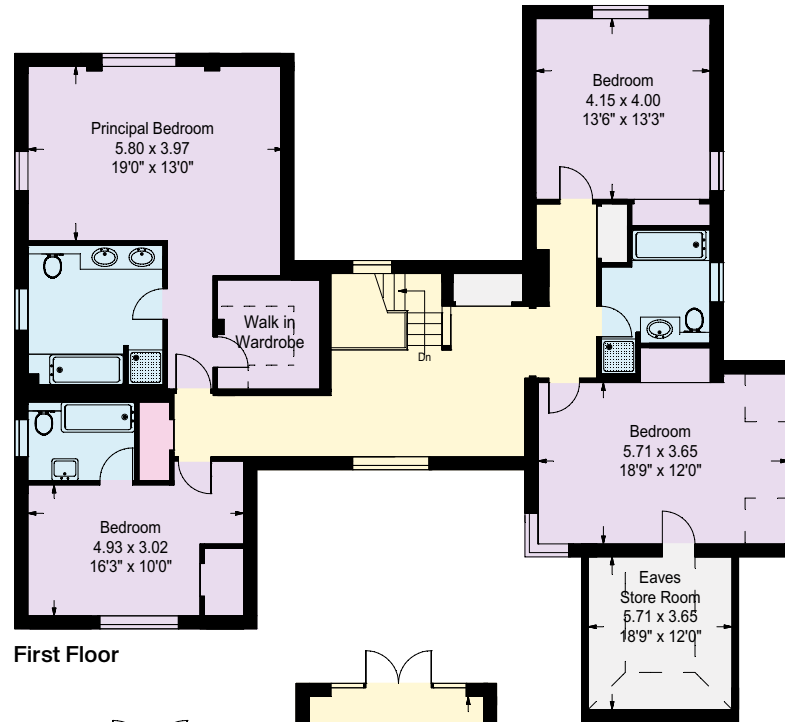
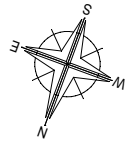


Approximate Gross Internal Floor Area

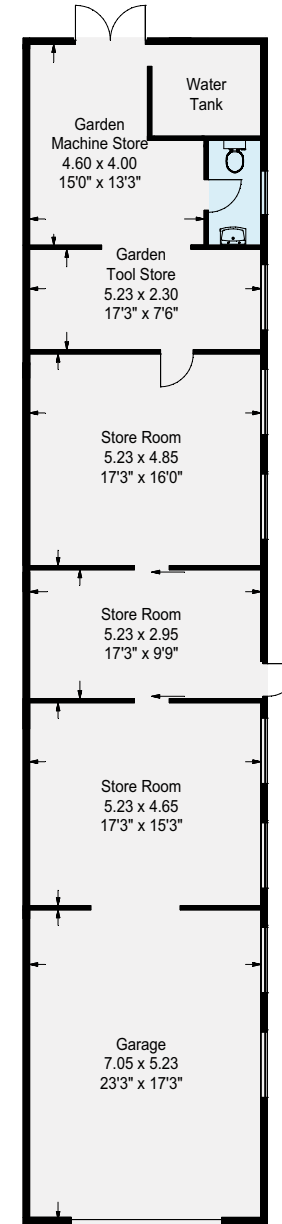
House: 345 sq m or 3714 sq ft

Outbuilding: 143 sq m or 1539 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.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Garden and Grounds

The gardens are a stunning feature of the property. The principal gardens lie to the south with an extensive York stone and brick terrace with access from the drawing room and dining/garden room. Adjacent to the terrace is an abundance of rose, herb and shrub beds which opens out on to areas of lawn. Steps lead down to a terraced garden with a stunning array of roses and herbaceous beds. The steps lead to a large flat lawn, ideal for croquet or tennis. To the far end of the garden is the heated swimming pool enclosed by a picket fence with a pool house. To the east of the house is a rose garden with neatly trimmed boxed hedging and a central area of lawn which adjoins the orchard. There are stunning views over the adjoining farmland and countryside beyond the garden.

Directions (RG20 8RD)

What3words ///headed.family.rezoning

Services

Mains water, mains electricity, calor gas heating and private drainage







Fixtures and fittings

All fixtures and fittings are excluded from the sale unless otherwise stated.

Viewing

Strictly by appointment through the sellers' agents, Knight Frank.

Property information

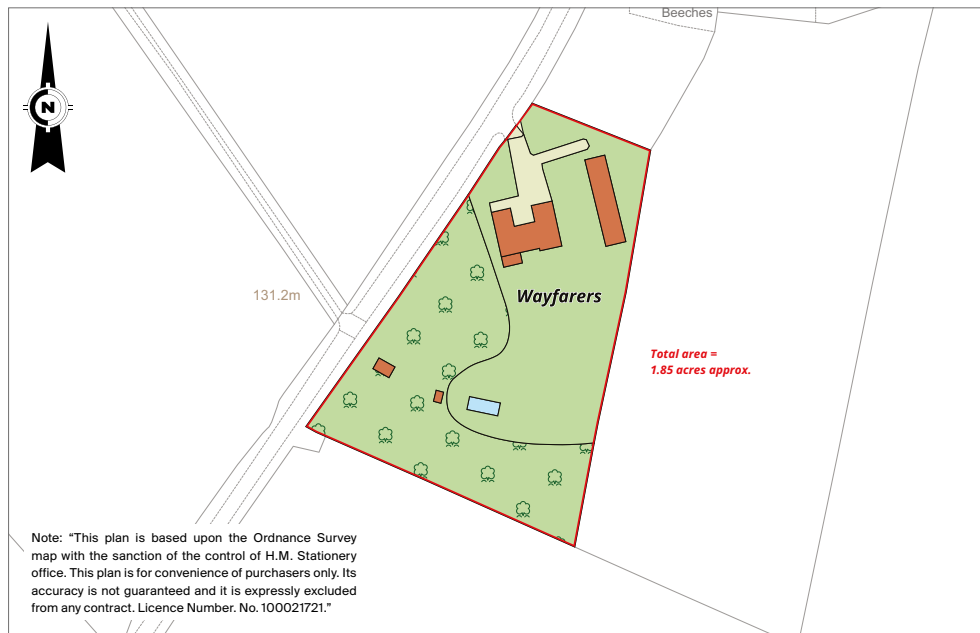
Tenure: Freehold with vacant possession upon completion

Local Authority: West Berkshire Council Tel: 01635 551111

www.westberks.gov.uk

Council Tax: Main House: Band G

EPC Rating: E



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.

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