



**Shepherd's Hill House**  
Boxford, Berkshire



# Shepherds Hill House

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A well-presented family house with paddocks and stabling.

Hall | Sitting room | Dining room | Kitchen | Conservatory | Study | Utility room | Cloakroom

Principal bedroom with a shower room | Three bedrooms | Family bathroom

Pretty garden with summer house, double garage, stabling, paddocks and field shelter

In all, about 9.44 acres

Newbury 6 miles (London Paddington 50 mins), Hungerford 8 miles, M4 (J13) 4.5 miles  
(Distances and times are approximate)



**Knight Frank Hungerford**  
Ramsbury House, 22 High Street  
Hungerford, RG17 0NF

01488 682726  
hungerford@knightfrank.com

**knightfrank.co.uk**

## West Berkshire

Shepherds Hill House is on a quiet lane in Boxford, a popular village between Newbury and Hungerford.

The village has a church and recently opened restaurant, The Boxford.

Newbury and Hungerford offer a wide range of shopping and recreational facilities, and both have stations providing access to Paddington within about 50 minutes.

The M4 and A34 are within easy access and provide access to London, Heathrow, Oxford, Southampton and the South Coast.

Many well-regarded state and independent schools in the area include a primary school in Stockcross, Cheam, Downe House, Horris Hill, Thorngrove, and Marlborough College.

The renowned Watermill Theatre in Bagnor is nearby.

## For Sale Freehold

Shepherds Hill House is an attractive home believed to have been built in 1981.

The accommodation flows well and is tastefully presented with light and well-proportioned rooms, including a double-aspect dining room leading into a sitting room with a fireplace.

A well-appointed kitchen leads into a conservatory which overlooks the garden.

The property has excellent potential to be extended, subject to planning.

## Outside

The property is approached via shared driving, leading to a gravel drive with parking and a double garage with an electric roller door.

The rear garden is mainly laid to lawn and leads to a yard area and stabling, including three boxes (two with fans), a tack room and a rug room.





Knight Frank LLP  
 Ramsbury House  
 22 High Street  
 Hungerford  
 RG17 0NF



Title: Shepherds Hill House

Date: 29/04/2024 Plan Ref: Scale: 1:1749 at A4

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The fenced paddocks have water, with the land being free-draining chalk.

Planning permission has been granted for a 60x25m all-weather arena (Planning ref: 22/02536/FUL. Approved 26.1.2023) and a storage shed (Planning ref. 23/00968/FUL. Approved 1.9.2023)

There is a field shelter which was re-roofed in 2023.

## Accommodation

See floor plans.

## Services

Mains electricity, borehole water. Private drainage. Oil heating. Bottled gas for sitting room fire.

## Fixtures and Fittings

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

## EPC Rating

Band F

## Local Authority

West Berkshire Council.

## Council Tax

Band G

## Post Code

RG20 8DX

## Directions

what3words: ///tolerable.factories.soldiers

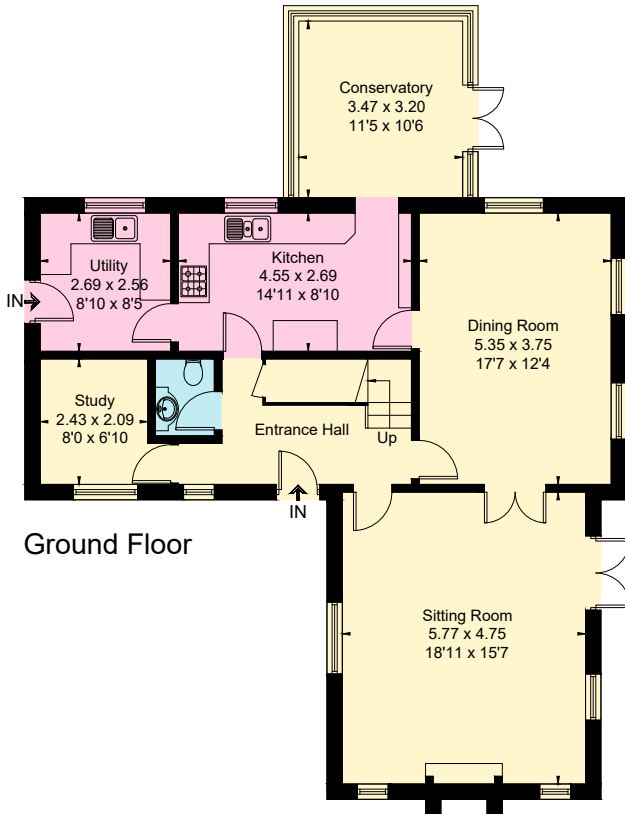
## Viewing

Viewing by prior appointment only with Knight Frank. Tel: 01488 682726

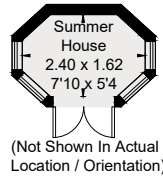


**Approximate Floor Area = 186.2 sq m / 2004 sq ft**  
**Outbuildings = 79.2 sq m / 852 sq ft (Including Garage)**  
**Total = 265.4 sq m / 2856 sq ft**

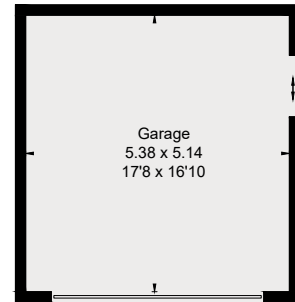
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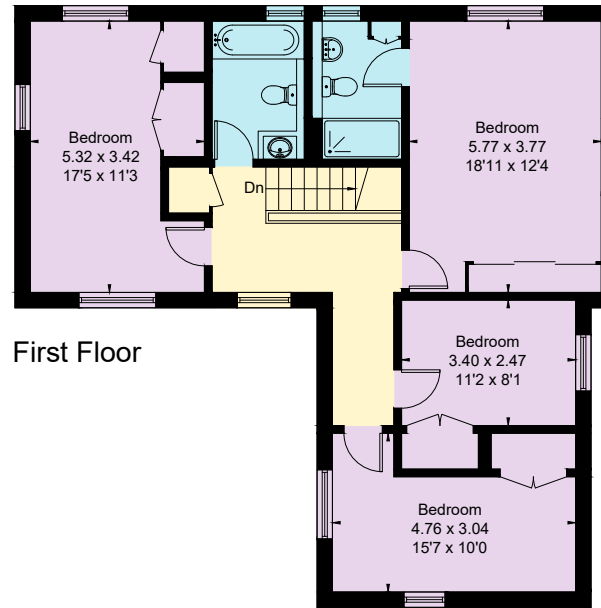
Ground Floor



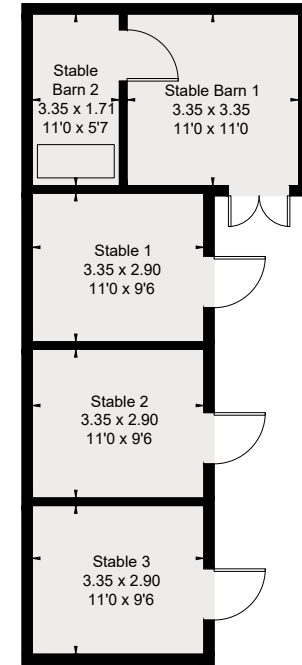
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor



(Not Shown In Actual Location / Orientation)



**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 May 2024. Photographs and videos dated April 2024. Reference: HNG012416196  
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