



Field House  
Combe, Berkshire



# Field House

Combe, Berkshire

A fascinating and unique property situated in a wonderful rural setting.

Hall | Kitchen | Sitting room | Dining room | Study/bedroom 6 | Utility room  
Boot room | Cloakroom | Boiler room/store

Principal bedroom with bathroom and walk-in wardrobe | 4/5 further bedrooms | Two further bathrooms

Established garden with pond | Greenhouse | Garden store

Two double garages

In all about 2.2 acres

Kintbury 4.5 miles (London Paddington from 65 minutes), Hungerford 6 miles,  
M4 J.13 9 miles, Newbury 10.5 miles (London Paddington from 50 minutes),  
Whitchurch 12 miles (London Waterloo from 60 minutes)  
(Distances and times are approximate)



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**Knight Frank**

Title: Field House  
Date: 30/05/2024 Plan Ref: Scale: 1:1000 at A4  
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## Berkshire

Field House is situated in Combe, a peaceful, rural village to the south of the market town of Hungerford. The village has a Grade I church.

Nearby Inkpen has a pub, primary school and a café; a wider range of shopping and recreational facilities are available in Hungerford and Newbury.

Communications are excellent with trains to Paddington from Kintbury and Waterloo from Whitchurch. Junction 14 of the M4 motorway is about 9 miles.

There is a primary school in Kintbury with other popular schools in the area including Horris Hill, Thorngrove, St Gabriel's, Farleigh and Cheam.

## For Sale Freehold

Field House is a spacious, family home dating from the 1970's; it was designed by Brett and Pollen Architects for Sir James Fawcett.

The property has well-proportioned rooms and versatile accommodation with most of the rooms overlooking the west-facing garden and unspoilt views beyond.

There is a sitting room with vaulted ceiling, open fire and doors leading onto a terrace, a kitchen with Aga and adjacent dining room.

There are five/six bedrooms and three bathrooms.

The property has triple glazing throughout and would benefit from some updating and subject to planning it may be possible to extend or replace it.



## Outside

The property is approached via a pair five-bar gates with a drive leading up to the house and parking area.

There is a double garage with inspection pit and a further garage with electric doors.

There are variety of outbuildings including a garden store/single garage, shed and greenhouse.

The attractive gardens are mainly laid to lawn and lie to the south and west of the property. There are a variety of mature trees and shrubs.

Doors from the dining room and drawing room lead onto a sheltered, south-facing terrace, ideal for outdoor entertaining.

## Accommodation

See floor plans.

## Services

Private water. Mains electricity. Private drainage. Oil heating and Aga.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation. The vendors are happy to include carpets and curtains.

## Council Tax

Band G

## EPC Rating

Band ??

## Local Authority

West Berkshire Council. Tel: 01635 42400

## Post Code

RG17 9EH (Please follow the written directions rather than rely upon the postcode).

## Directions

From Hungerford proceed over The Common and turn right towards Inkpen. Follow Craven Road and at the phone box in Lower Green turn right and then first left signed for Combe Gibbet. Follow the lane up the hill passing the Test Way on the right. Proceed down the hill into Combe passing signs for Wrights Farm. The entrance for Field House is on the left just after a thatched cottage.

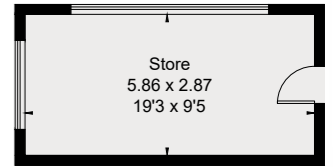
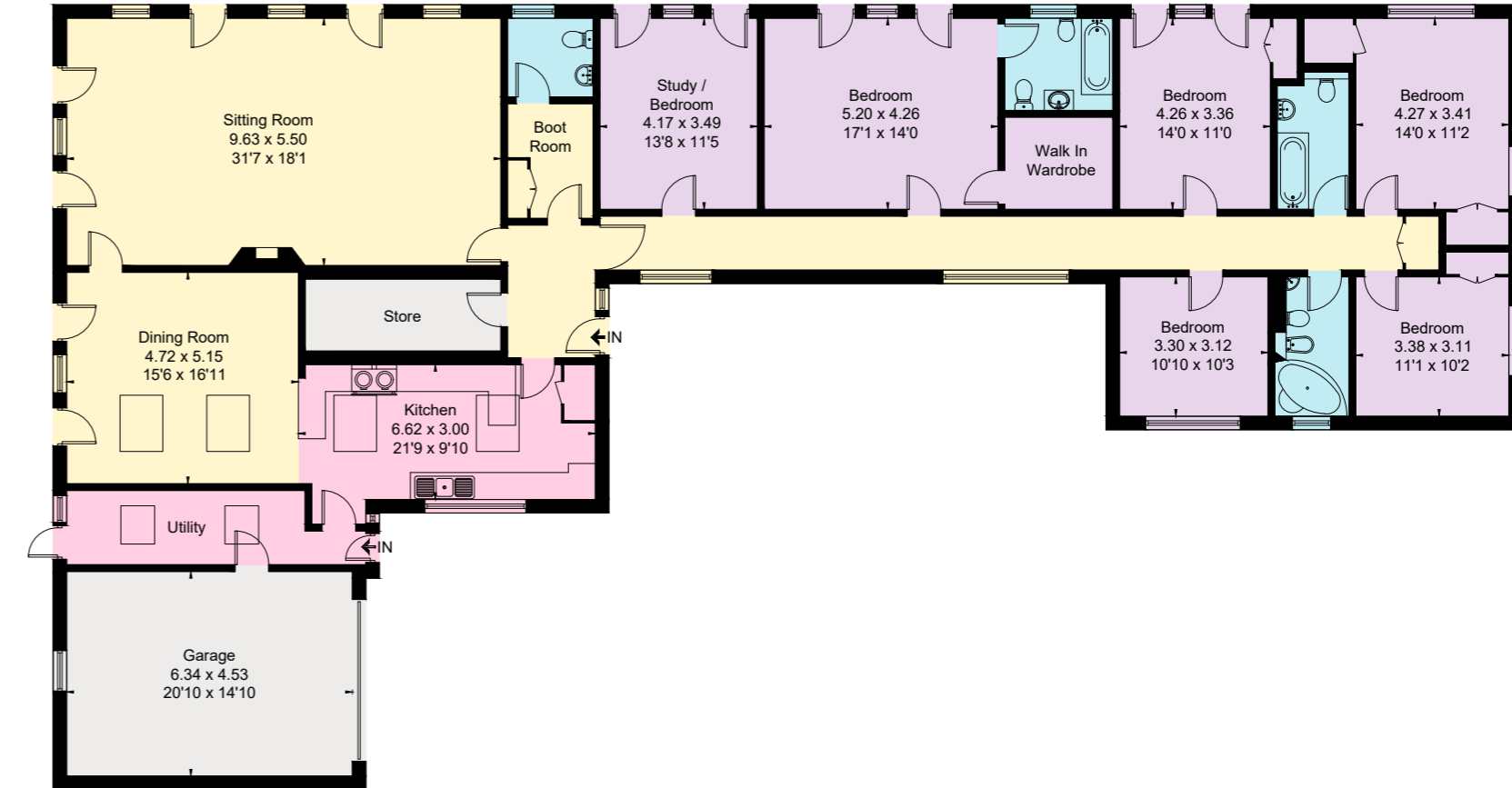
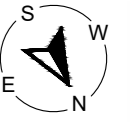
## Viewing

Viewing by prior appointment only with the agents.

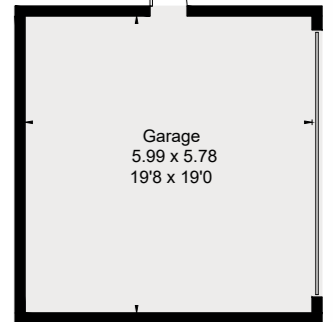


**Approximate Floor Area = 278.4 sq m / 2997 sq ft**  
**Outbuildings = 80.4 sq m / 865 sq ft (Including Garages)**  
**Total = 358.8 sq m / 3862 sq ft**

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



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Connecting people & property, perfectly.**

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