

Goldhill House

East Garston, Hungerford, West Berkshire





A stunning Grade II listed village house offering excellent family accommodation set in a mature walled garden with party barn, swimming pool and tennis court.

Hungerford 6.5 miles, London Paddington, Marlborough 15 miles Newbury 10 miles M4 (Junction 14) 4 miles
 (All distances and times are approximate)

		
7	3	4

Summary of accommodation

Ground Floor: Reception Hall | Cloakroom | Snug | Drawing room | Study | Kitchen/breakfast room | Pantry/larder | Utility room | Boot room | Garden room

First Floor: Principal bedroom with adjoining bathroom | Four further bedrooms | Two further bathrooms

Second Floor: Two bedrooms

Outbuildings: Timber framed party barn | Potting shed/garden store

Garden: Mature walled garden with heated swimming pool and tennis court

In all approximately 0.98 acres

Situation

Distances are approximate

Goldhill House is situated in the centre of the picturesque and highly sought-after village of East Garston. The village is located off the main road and therefore avoids through-traffic. The River Lambourn runs through the village, which forms part of the Lambourn Valley, and is surrounded by stunning, undulating countryside offering wonderful walks and rides. The area is also famous for its racehorse training and gallops.



East Garston is a thriving village with an active community, a Social Club/village hall with numerous clubs, All Saints Church and The Queens Arms, which is a superb gastro pub and hotel. The village of Lambourn is 3 miles to the west and offers good local shopping amenities and doctors' surgery. More extensive facilities can be found in nearby Hungerford, Newbury and Marlborough.



The M4 is 3.5 miles to the south providing fast road access to London and the West Country. A34 12 miles.



London Heathrow 55 miles, Bristol Airport 66 miles



Private and state schools

Pinewood | St Hugh's | Great Shefford CE Primary School
The Manor at Abingdon | St Helen's and St Catherine's
St Gabriel's | Downe House | Marlborough College | Radley College | The Downs School



Walking

There are numerous walks and bridleways within the area as well as easy access to The Lambourn Downs.



Goldhill House

This most attractive house is Grade II listed, dating from the 17th, 18th and 19th centuries. The house offers excellent family accommodation, over three floors, which is light and airy with immense character and good ceiling heights in the main. There are four good-sized reception rooms providing great entertaining space. The farmhouse kitchen/breakfast room has an Aga with a pantry/larder adjacent. The bedroom accommodation is arranged over two floors with the principal bedroom having an adjoining bathroom. There are six further bedrooms served by two family bathrooms.







Approximate Gross Internal Floor Area
 House: 484sq.m. or 5210sq.ft.
 Party Barn: 132sq.m. or 1421sq.ft.
 Total: 616sq.m. or 6631sq.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.

The Barn and outbuildings

The property is approached off the village lane via a pair of electric, high wooden gates to a gravelled parking area, with a further parking area to the east of the house by the kitchen.

Garden

The property is approached off the village lane via an electric pair of high wooden gates to a gravelled parking area, with a further parking area to the east of the house by the kitchen.

There is a small, enclosed garden to the front of the house with the main garden lying to the rear. The main garden is enclosed by a wall giving a high degree of privacy. It has broad areas of lawn, box and topiary hedging together with herbaceous beds.

The large York stone terrace offers an excellent outdoor entertaining area.

The heated swimming pool has a paved surround and lies adjacent to the barn and hard tennis court.

Beyond the formal garden are a vegetable patch and a further area of garden.



Property Information

Services:

Mains water, electricity and drainage, oil heating.

Tenure:

Freehold.

Local Authority:

West Berkshire Council

Council Tax:

Band H

EPC:

Band E

Postcode:

RG17 7EU

what3words:

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Viewings:

All viewing strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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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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Particulars dated September 2024. Photographs and videos dated September 2024.

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