



North Sydmonton House, Newbury, Berkshire



A **beautifully presented** Georgian family house situated on the edge of this popular village with outstanding rural views.

Summary of accommodation

- Cellar:** Boiler room | Two storerooms | Wine cellar

Ground Floor: Entrance hall | Drawing room | Dining room | Library | Garden room
Two studys | Kitchen/breakfast room | Walk-in-fridge | Laundry room
Two cloakrooms

Mezzanine Floor: Two bedrooms and two adjoining bathrooms | Linen store

First Floor: Principal bedroom with adjoining dressing room and bathroom
Further principal bathroom and dressing room | Three further double bedrooms
Three adjoining bathrooms

Outbuildings: Estate office | Double garage and storeroom | Further garaging for six cars | Carport | Workshop | Covered indoor swimming pool currently a gymnasium and yoga studio

Courtyard garden | Formal gardens | Pond with bridge | Tennis court
Fruit & vegetable gardens | Bespoke ornate wooden fruit cage | Woodland

North Cottage: Entrance hall | Kitchen/dining room | Sitting room
Two double bedrooms | Bathroom

South Cottage: Entrance hall | Sitting room | Kitchen | Two bedrooms | Shower room
- Party Barn:** Commercial kitchen with galleried sitting room above

Court Yard Lodge: Entrance hall | Kitchen/dining/sitting room | Two bedrooms
Bathroom

Garage/workshop | Boiler/storeroom | Two cloakrooms

No.1 Field View: Entrance hall | Sitting room | Dining room | Kitchen/breakfast room
Utility room | Cloakroom | Three bedrooms | Bathroom | Two adjoining shower rooms
Double garage | Private garden

No.2 Field View: Entrance hall | Sitting room | Dining room | Kitchen/breakfast room
Utility room | Cloakroom | Three bedrooms | Bathroom | Two adjoining shower rooms
Double garage | Private garden

Set in approximately 6.33 acres

Distances

Kingsclere 3.5 miles, Newbury 4.5 miles (London Paddington from 40 minutes)
Overton 9 miles (London Waterloo from 56 minutes), M4 (Junction 13) 8.5 miles
M3 (Junction 6) 12 miles (All distances and times are approximate)



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Situation

North Sydmonton House occupies an attractive and rural position to the north of the village of Ecchinswell on the Hampshire/Berkshire border, within the North Wessex Downs. The surrounding countryside is well-renowned, and the village has its own village hall, primary school, church and Public House, The Royal Oak.

The historic market town of Newbury is 4.5 miles away and provides a good range of shopping and leisure facilities, including a Waitrose Supermarket.

There is also a fast and regular train service to London Paddington taking approximately 40 minutes. The A34 is a stone's throw away and together with the M4 provides excellent access to the north, south, east and west. Alternatively, Basingstoke offers an excellent and regular rail service to London Waterloo taking from approximately 42 minutes.

The local area is well served by some excellent schooling including Cheam School, Horris Hill, St Gabriel's, Downe House, Bradfield College, Radley College and Marlborough College but to name a few.

Recreational facilities are unsurpassed with horse racing at Newbury and golf at Donnington Valley and Sandford Springs. There are also numerous walks on the Downs. The Watermill Theatre is nearby as well as the renowned Vineyard Hotel and Spa at Stockcross.

North Sydmonton House

North Sydmonton House is an excellent Georgian family home enjoying superb views to the south with the main four reception rooms all overlooking the garden, grounds and beyond. The house, which is built of brick under a slate roof is approached over a long drive that meanders down to a turning circle and parking area to the west of the house.

Dating from 18th century, the current owners have substantially extended the property with the addition of the wonderful garden room with its dual aspect overlooking the formal gardens and grounds.





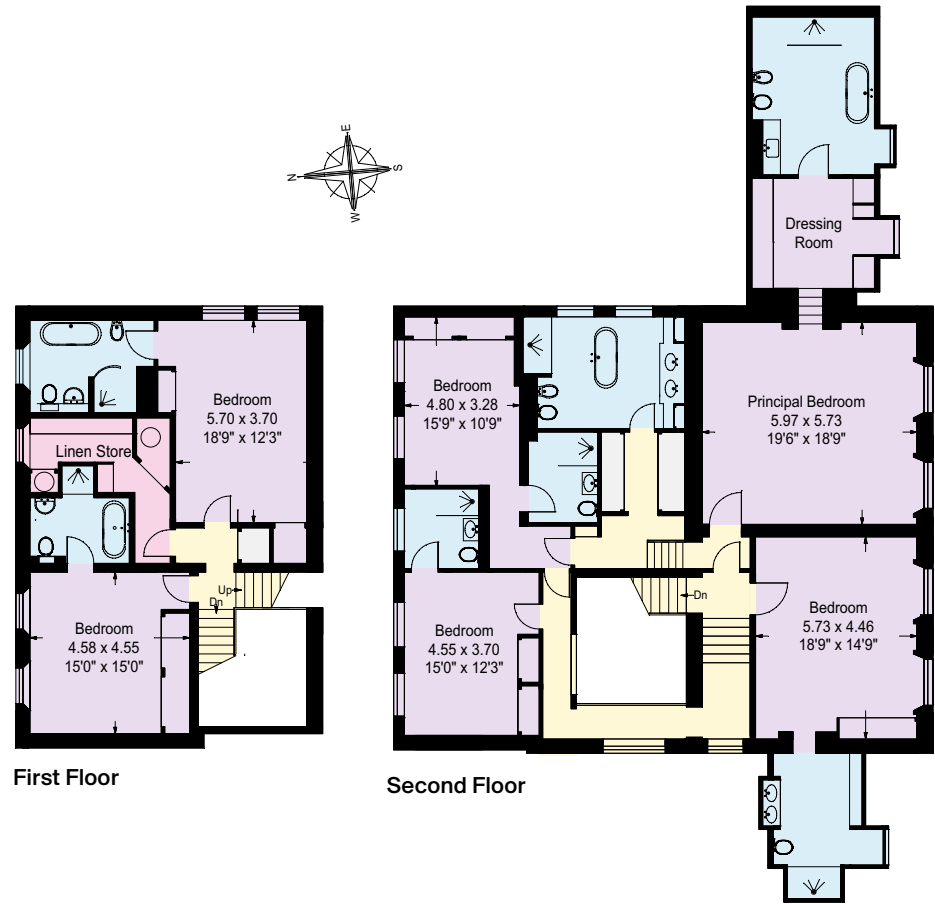
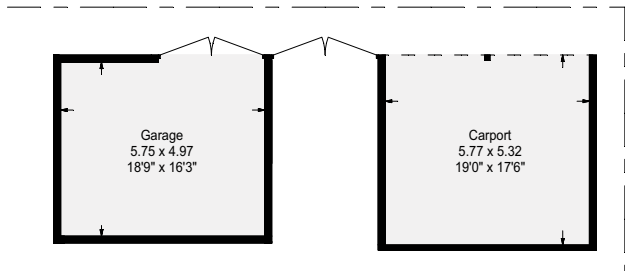
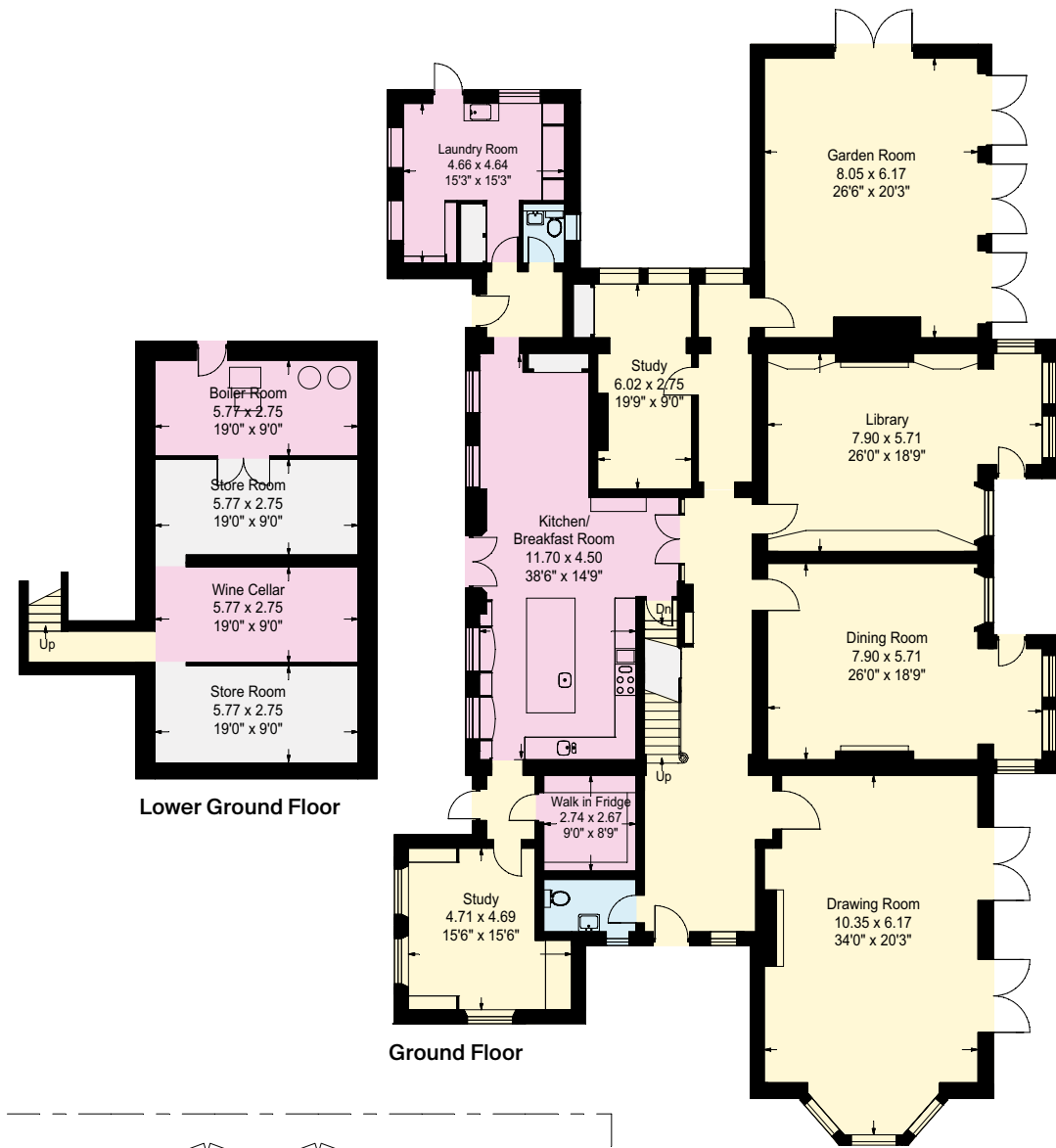
Internally, the house benefits from a large 48 ft long hall with four outstanding reception rooms off. All south facing with high ceilings, fireplaces and ornate cornicing. The kitchen/breakfast room is found to the centre of the house and has four sets of windows and one pair of French doors leading out onto a gravelled courtyard style garden with raised borders, pleached hornbeam and a wooden pergola with wisteria and outside lighting. The bespoke kitchen has been designed by Artichoke. There is also a large cellar with excellent storage for wine.

Over the mezzanine and first floors are six generous bedrooms all with adjoining bathrooms. There is also a laundry room on this floor.

To the east of the property is an indoor swimming pool which is currently covered over and used as a gymnasium and yoga studio flanked by two cottages, North Cottage and South Cottage.







Approximate Gross Internal Floor Area
House: 748 sq m or 8052 sq ft
Garage & carport : 59 sq m or 635 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



North Cottage & South Cottage

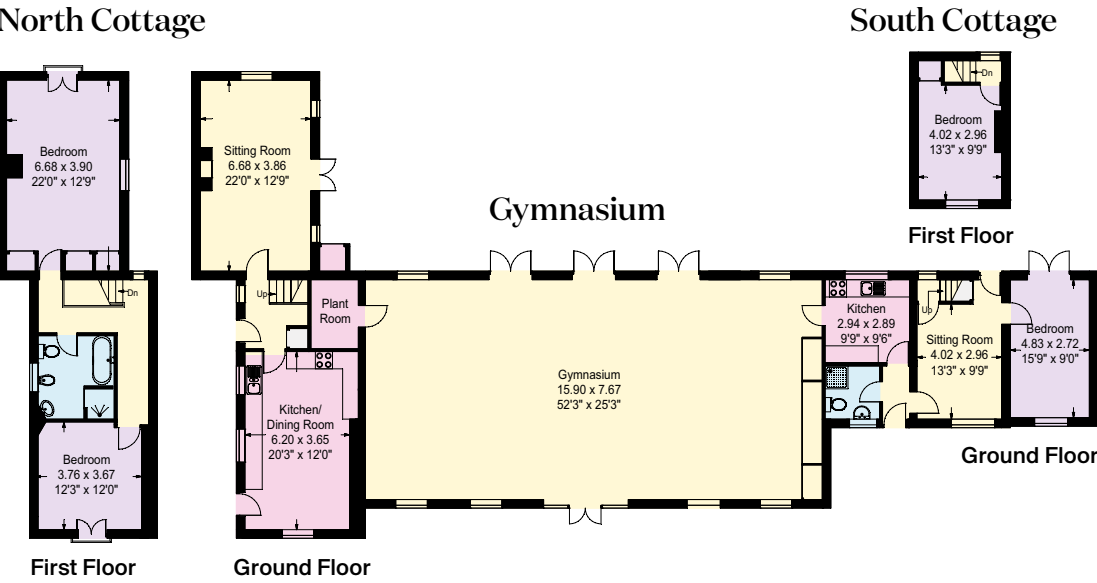
North Cottage is the larger, with two double bedrooms and a bathroom, above a large sitting room and kitchen/dining room.

South Cottage comprises a sitting room, a bedroom, kitchen and shower room with a further bedroom on the first floor.



Approximate Gross Internal Floor Area
North Cottage: 118 sq m or 1270 sq ft
Gymnasium: 125 sq m or 1346 sq ft
South Cottage: 58 sq m or 624 sq ft

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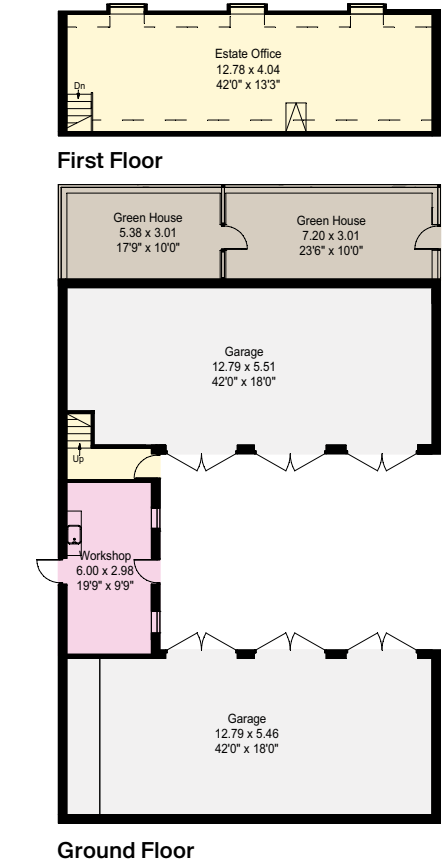


Garage Block

To the northeast of the property, off the main drive is an extensive garage block offering centrally heated garaging for eight cars, a double garage with car lift, a carriage shed for two cars with three phase EV charging.

Approximate Gross Internal Floor Area
Garages/Workshops and Stores: 122 sq m or 1313 sq ft
Main Garages & Office: 247 sq m or 2659 sq ft

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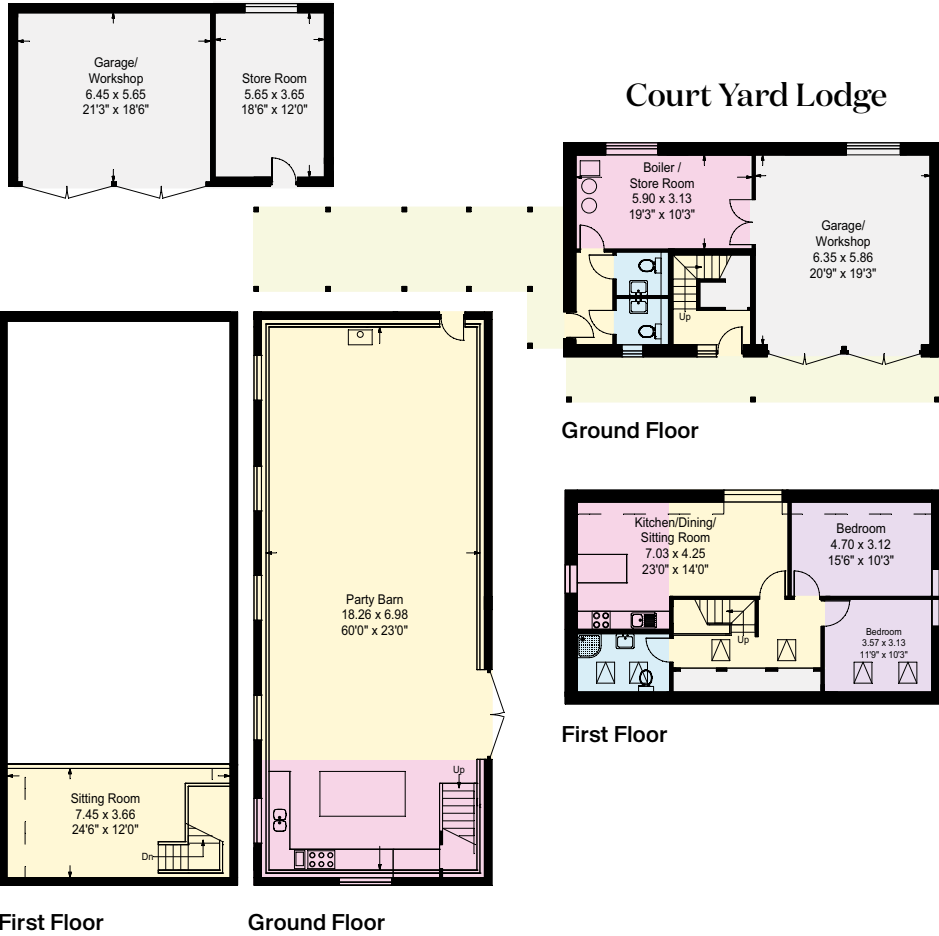


Party Barn

This newly constructed oak-framed 60ft long barn is currently used as a cooking school with a semi-commercial kitchen to one end with a galleried sitting room above.

Approximate Gross Internal Floor Area
Party Barn: 267 sq m or 2874 sq ft
Court Yard Lodge: 79 sq m or 850 sq ft

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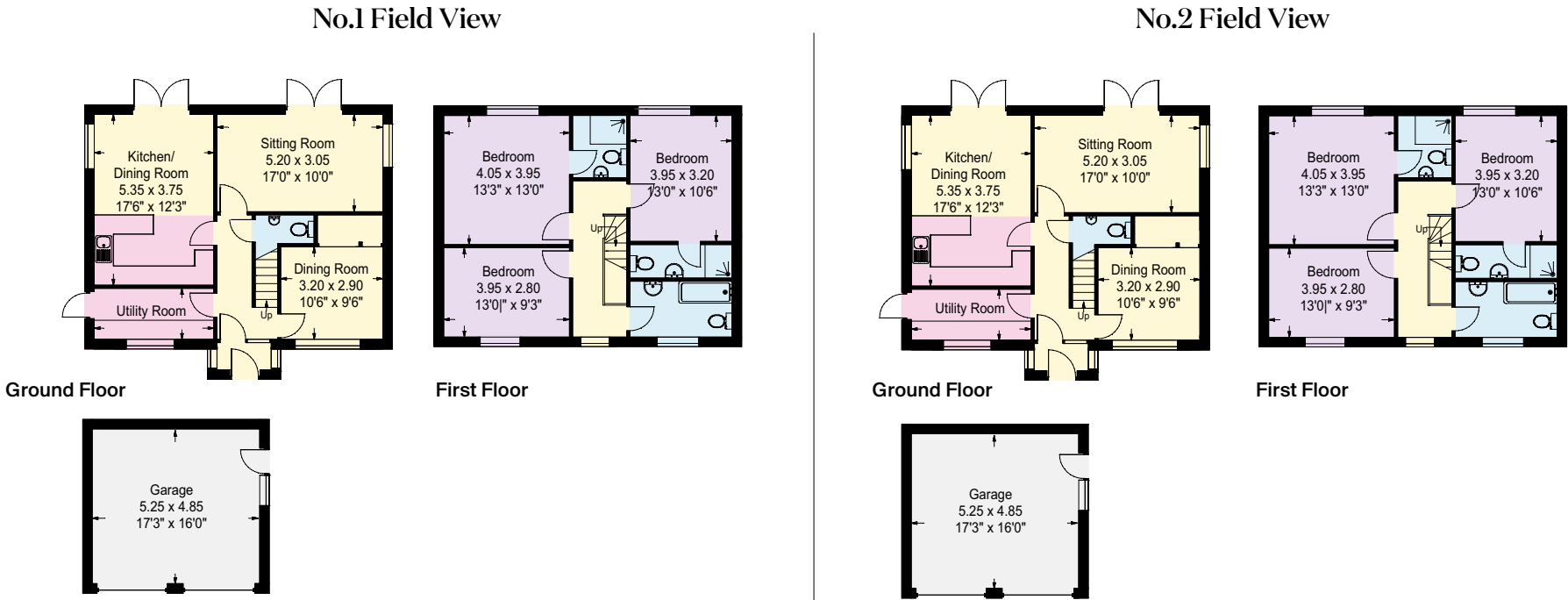


Barn/Court Yard Lodge

With double garage and workshop, boiler room and store, two cloakrooms. These areas are currently used by the cooking school. Stairs lead up to a two-bedroom housekeeper's flat comprising, kitchen/dining/sitting room, two bedrooms and a shower room.

No.1 & No.2 Field View

These two detached properties were constructed in the last five years and are situated close to the head of the drive on the north side with south-facing views. These two properties are currently let on Assured Shorthold Tenancy Agreements and briefly comprise; ground floor entrance hall, sitting room, dining room, kitchen/breakfast room, utility room and cloakroom. On the first floor are two double bedrooms, bathroom and two adjoining shower rooms. Each have a double garage and private garden.





Services

Mains electricity and water, private drainage, heat exchanger.

Fixtures and Fittings

Those items mentioned within the sales particulars are included within the freehold sale, all other fixtures, fittings and furnishings including garden statutory are excluded. Certain items may be available by separate negotiation. For further information, please contact the selling agents, Knight Frank LLP.

Viewings

All viewings are strictly by appointment through Knight Frank LLP.

Directions

Postcode: RG20 4UL
What3words: ///ruffle.handyman.pits

Property information

Tenure: Freehold
Local Authority: Basingstoke and Deane Borough Council: 01256 844844
Council Tax: Main House – Band H
North Cottage – Band E
South Cottage – Band D
No.1 Field View – Band F
No.2 Field View - Band F
Court Yard Lodge: TBC

EPC Ratings:
Main House: D
North Cottage: E
South Cottage: E
No.1 Field View: C
No.2 Field View: C
Court Yard Lodge: C

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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