

Oakhill

Froxfield, Wiltshire





A beautifully presented family house with views over surrounding countryside situated between Hungerford and Marlborough.

Great Bedwyn 2.8 miles (London Paddington from 70 minutes), Hungerford 3 miles (London Paddington from 47 minutes), Marlborough 7.7 miles, M4 (junction 13) 9.2 miles, Newbury 12 miles (London Paddington from 43 minutes), London Heathrow 54 miles (Distances are approximate).

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Study/snug | Kitchen/conservatory/dining room | Utility room | Cloakroom | Pantry

First Floor: Principal bedroom with adjoining bathroom and dressing room
Three further bedrooms (one adjoining bathroom) | Two shower rooms (one adjoining)

Guest Wing

Ground Floor: Sitting room | Kitchen
First Floor: Fifth bedroom and adjoining bathroom

Garden and Grounds

Workshop/plant room with cloakroom | Two stables/stores
Glasshouse enclosing swimming pool and greenhouse | Indoor swimming pool with changing area and shower room
Tennis court | Paddock/orchard | Treehouse | Chicken run | Electric car charging point

In all about 2.45 acres

Situation

Times and distances are approximate



M4 (J13/A34) 6 miles



Direct train services to London Paddington from Hungerford and Great Bedwyn from 46 minutes



London Heathrow 54 miles



Private and state schools:

Stepping Stones Nursery School

Little Bedqyn Primary School

Cheam

Horris Hill

Pinewood

Dauntsey's

Brockhurst & Marlston House

St John's Marlborough

Marlborough College



The Watermill Theatre at Donnington



Marlbrough Golf Club

Ogdbourne Downs Golf Club

Donnington Valley Golf Club

Sandford Springs Hotel and Golf Club



Oakhill

Oakhill is set on the edge of a popular village to the west of Hungerford. Originally built in the 16th/17th century, extended in early 19th and late 20th century, this Grade II listed family house offers excellent family accommodation over two floors.

Refurbished in 2020 to the highest specification, of special note is the wonderful kitchen/ breakfast room leading into an oak-framed orangery which in turn has views over the formal gardens.

The drawing room has French windows leading onto a terrace which in turn opens out onto the formal lawn area and also has a fireplace with a log burner. Within the kitchen is a large central island, seven-door electric aga, a walk-in larder, a generous laundry/boot room off. Over the first floor are four bedrooms and two bathrooms (two adjoining) and two shower rooms (one adjoining).

Guest wing

Adjoining the north of the house is the self-contained guest wing with private entrance and parking. Comprising a sitting room and kitchen with fifth bedroom and bathroom to the first floor.





FLOORPLANS

Approximate Gross Internal Floor Area

House: 321 sq m / 3,455 sq ft (Inc Guest wing)

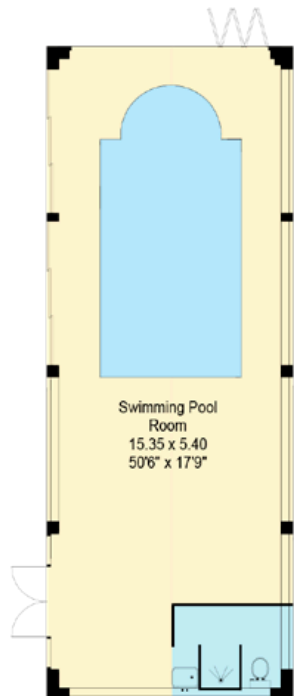
Swimming Pool: 85 sq m / 915 sq ft

Outbuilding: 70 sq m / 754 sq ft

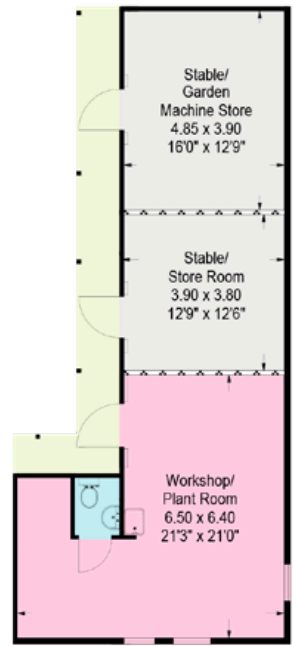
Total: 476 sq m / 5,124 sq ft



Denotes areas below 1.5m
Total: 12sq.m. or 129sq.ft.



Swimming Pool



Outbuilding



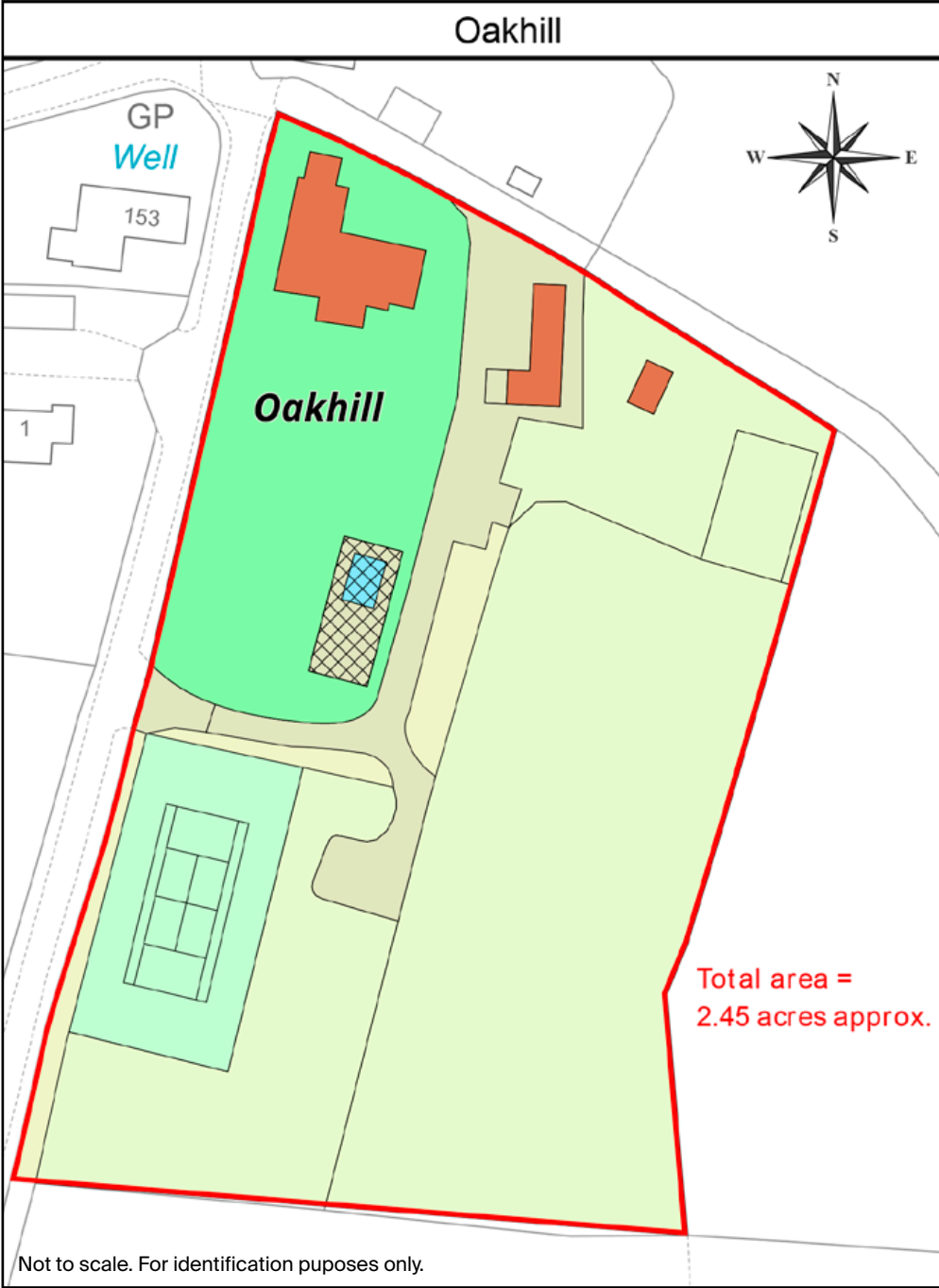
Outside

Outside to the east of the house is a range of stables, currently use for workshop/plant room with separate WC, two stables/storerooms.

The formal lawns, which are primarily to the southern side of the house also has the glasshouse enclosing the swimming pool and greenhouse with changing area and shower room. The pool has a swim jet. There is also an adjoining terrace.

Beyond this area is a tennis court, whilst to the east is an orchard, paddock, treehouse and chicken run.

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.



Property Information

- Services:**
- Mains electricity
 - Private drainage by septic tank
 - Private water via borehole (mains supply to the front door not connected)
 - Ground source heating (underfloor heating to ground and first floors) in the main house and electric heating
 - Super-fast broadband
 - Photo Voltaic Panels providing electricity together with 10 kWh storage battery
- Tenure:**
- Freehold.
- Local Authority:**
- West Berkshire Council
 - Tel: 01635 42400
- Council Tax:**
- Band G
- EPC:**
- B
- Postcode:**
- SN8 3JU
- what3words:**
- ///initiates.historic.denoting
- Viewings:**
- All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



Hungerford
Ramsbury House
22 High Street, Hungerford
RG17 0NF

Mark Potter
01488 688530
mark.potter@knightfrank.com

Edward Cunningham
020 7861 1080
edward.cunningham@knightfrank.com

knightfrank.co.uk

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>.

Reference: MPCIR100240. Particulars dated: March 2025. Photographs dated: April 2024. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.