

The White House

Chaddleworth, Berkshire





A wonderful six bedroom family house in the heart of the village with a tennis court, swimming pool, charming two bedroom cottage , two bedroom annexe, stables and paddocks.

Hungerford 9 miles (Paddington 65 minutes), Didcot 14.7 miles (Paddington 37 minutes), Marlborough 18.2 miles
Oxford 24 miles, Swindon 23.1 miles, M4 (J13) 7.3 miles (All distances and times are approximate)



6



4



5

Summary of accommodation

Main House

Entrance hall | Kitchen/breakfast room | Dining room | Boot room and larder | Snug | Sitting room | Drawing room | Study | Utility room | WC
Principal bedroom with en suite bathroom and wardrobes | Bedroom with en suite bathroom | Three further bedrooms | Family bathroom
Bedroom | Shower room | Attic room and further storeroom

Outbuildings

Cottage: Kitchen/breakfast room | Dining room | Sitting room | Two bedrooms | Bathroom
Annexe: Open plan games room | Shower and WC | Two bedrooms

Gardens & Grounds

Tennis court | Indoor swimming pool with gym, sauna and kitchenette | Kitchen garden | Four stables

In all about 5.61 acres

Situation

The White House is located in the delightful village of Chaddleworth, a popular village to the north west of Newbury. Chaddleworth lies on the southern slopes of the Berkshire Downs amidst some stunning scenery. The location, not far from the borders of Oxfordshire and Wiltshire, is ideal for easy access to regional centres, London and excellent communication links.

Despite the tranquil surroundings, Chaddleworth is well placed for access. Local villages provide a wide range of amenities whilst nearby towns include Hungerford, Newbury and Wantage. Schools include Brockhurst & Marlston House, Elstree, Cheam, St Gabriels and Down House.

Please note that the Vendor is an employee of Knight Frank.



The White House

The White House is an exceptional village house and a much loved family home. There is a wide entrance hall in the oldest part of the house, believed to date back to the early Georgian era. The hallway leads onto the large family kitchen which was extended in 2018 and has a wonderful dining room with bi-fold doors leading onto the terrace.

The terrace is perfect for outdoor dining with a bar, BBQ and wood store. There is also a large boot room, larder and utility room adjoining the kitchen.





On the ground floor there is also a study, snug and sitting room providing more living space. On the West side of the house there is a fabulous drawing room spanning the width of the house. Extended in 2022, the drawing room has a wood burner and bi-fold doors that lead onto the garden, perfect for entertaining.



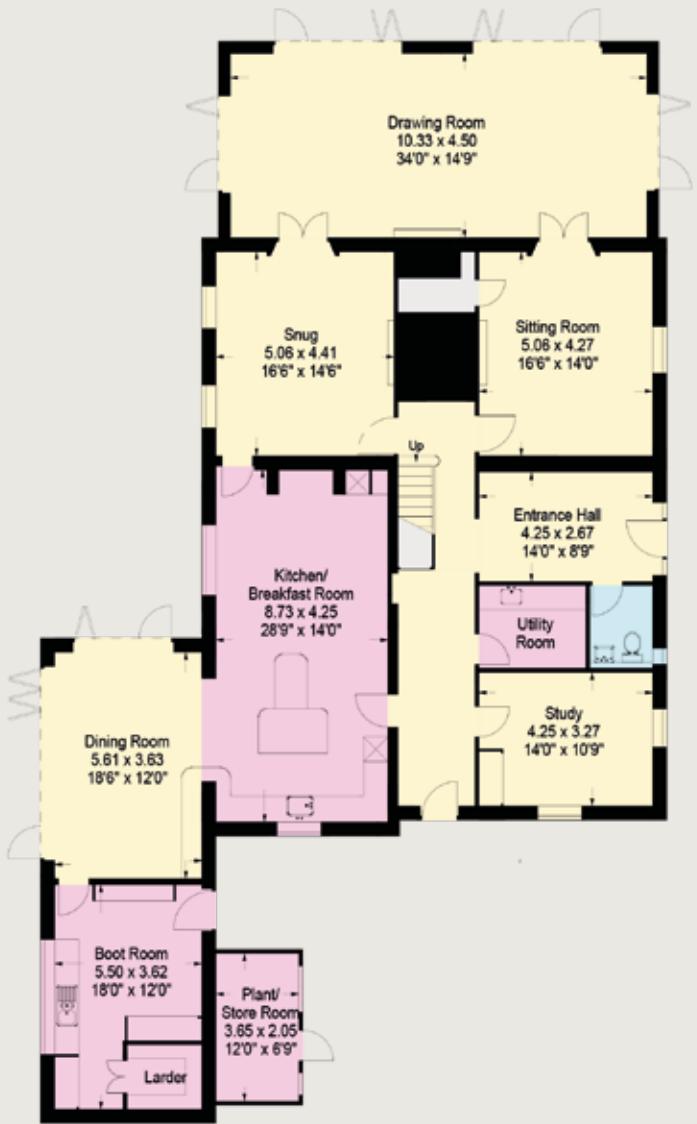


BEDROOMS & BATHROOMS

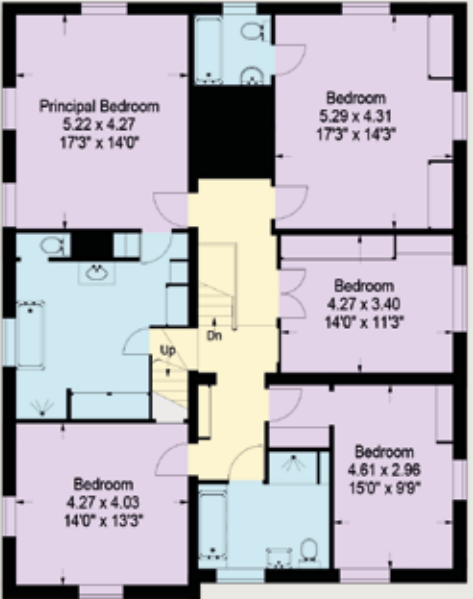
On the first floor, the principal suite includes a modern bathroom with built in wardrobes. There are four further bedrooms on this floor, one with an ensuite bathroom and there is a large family bathroom which serves the other three bedrooms. The loft was converted in 2022 which included a new roof, this now provides a sixth bedroom and shower room. There is also an attic room which is currently used as a large walk-in wardrobe and a sewing room.



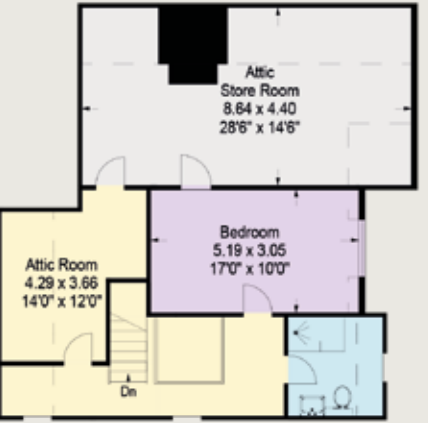
Approximate Gross Internal Floor Area
472sq.m. or 5081sq.ft.



Ground Floor



First Floor



Second Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

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.

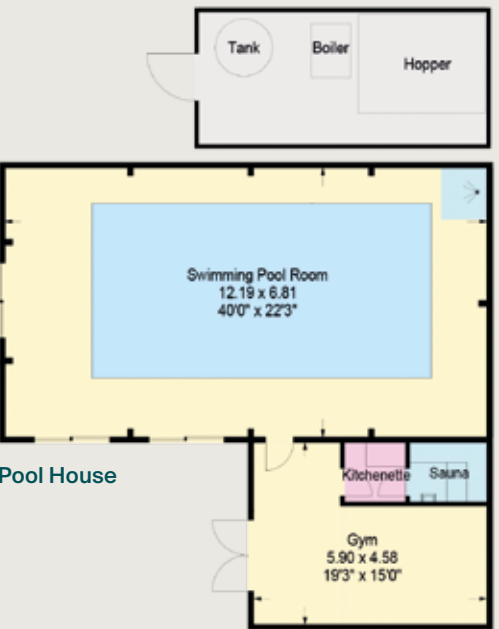
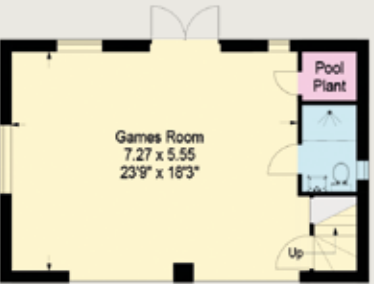
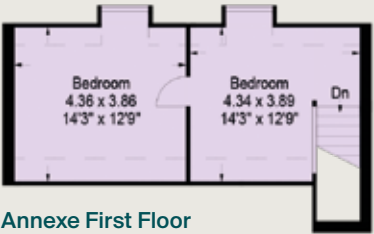
The Apple House

There is a charming two-bedroom cottage within the grounds which has its own entrance onto the road. On the ground floor there is a kitchen/breakfast room which was renovated in 2018, a dining room and a sitting room. On the first floor there are two double bedrooms and a bathroom.

Annexe

Opposite the house there is an annexe which is currently used as a games room, it has a shower and WC on the ground floor and two well-proportioned bedrooms on the first floor.

Approximate Gross Internal Floor Area
Cottage: 72sq.m. or 775sq.ft.
Annexe: 76sq.m. or 818sq.ft.
Pool House: 111sq.m. or 1195sq.ft.
Boiler House: 24sq.m. or 258sq.ft.
Total Gross Internal Floor Area:
7869sq.ft.

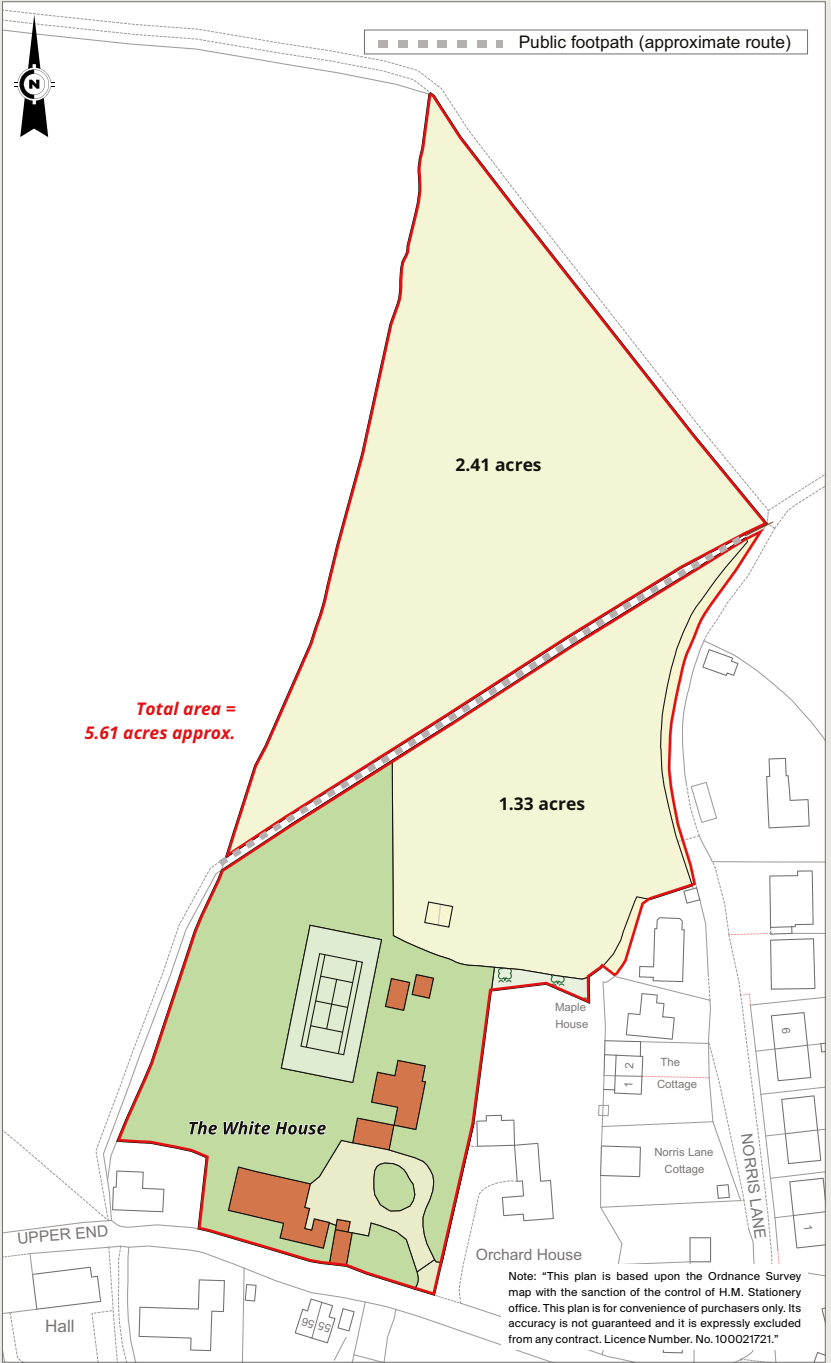




Gardens and grounds

The gardens and grounds are a key feature of the property and create a stunning backdrop. They are mainly lawned with a variety of well stocked herbaceous and flower borders. There is a mature kitchen garden and a tennis court. There is also a paddock, four stables and various stores.

There is an indoor swimming pool with an adjoining sauna, kitchenette, gym and WC.



Property Information

Services

There is mains water, private drainage and the central heating is run via a biomass boiler. In the last year the sellers received over £10,000 in RHI tariff payments. These payments will continue until the scheme ends in 2033. The ownership of the tariff scheme for the biomass boiler can be transferred to the new owner on completion (subject to contract). The property further benefits from solar slates.

Tenure

Freehold

Local Authority

West Berkshire County Council

Council Tax

Main House: G

The Apple House: D

EPC Ratings

Main House – C

The Apple House – D

Directions

Postcode: RG20 7DY

Viewing

Viewing by prior appointment only with the agents.



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