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# PEASEMORE HOUSE

Newbury | West Berkshire





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# PEASEMORE HOUSE

Peasemore | Newbury | RG20 7JH

*Beautiful Grade II listed family home on edge of sought-after village with  
stunning views plus magnificent barn, stable courtyard and 12 acres*

Newbury 7 miles, Wantage 8 miles, Hungerford 15 miles, Oxford 23 miles, Abingdon 16 miles, Didcot Parkway  
(London Paddington from 42 mins) 13 miles, Central London 60 miles (Distances are approximate)

## House

### Ground floor

Reception hall, drawing room, library, dining room, kitchen/breakfast room, family room, pantry, dairy,  
scullery, tack room, well house, boiler room, gardener's office

### Cellars

Party room/ gym, wine store

### First floor

Principal bedroom suite with bedroom, bathroom and dressing room  
Guest bedroom with en suite bathroom, 5 further bedrooms, 1 with dressing room,  
family bathroom, family shower room, walk-in linen cupboard

## Thatched Barn

Magnificent 17th century oak framed Grade II listed barn with wide range of potential uses

## Courtyard

Multiple stables, barns, garages and stores

## Gardens, Grounds and Land

Croquet lawn with haha, East walled garden, walled kitchen garden, greenhouse, pool, workshop,  
potting shed, tennis court, paddocks

*In all approx 12 acres*







## Situation

Peasemore House, tucked away from view, sits in an elevated position on the edge of the village, with uninterrupted, far flung views over the stunning North Wessex Downs, an Area of Outstanding Natural Beauty. The village has an active community with church, village hall, The Fox pub and cricket club.

It is ideally situated for easy access to the road and rail network via the M4 and the A34. Didcot Parkway and Newbury stations offer fast and regular services to London Paddington, taking from 40 minutes. Heathrow (Terminal 2) is just 47 miles away.

The market towns of Newbury and Wantage both offer a comprehensive choice for everyday shopping requirements, with historic Oxford and Marlborough presenting a vast array of cultural opportunities and pastimes.

The Michelin starred Woodspeen Restaurant and nationally renowned Watermill Theatre are both under seven miles away.

### Sporting Opportunities

Nearby sporting opportunities include racing at Newbury, golf at Donnington Golf and Country Club, fishing on the Rivers Kennet and Lambourn and sailing in the Solent and Hamble. Lambourn, the Valley of the Racehorse, is approximately 12 miles away.

### Schooling

There is a wide choice of schools within easy reach including Cheam, Horris Hill, Brockhurst & Marlston House and Elstree Prep schools. Senior schools include Abingdon, Radley College, Downe House, Marlborough College and Peasemore is in the catchment area for the Outstanding OFSTED rated Downs State School.



## History

Priors Side, as it was then known, is believed to have been originally built as a great hall for nearby Poughley Priory, which was dissolved by Cardinal Wolsey in 1525 and the funds used to build Christ's Church, Oxford. Following Wolsey's downfall Priors Side was owned by the King before being sold to commoners and later renamed Peasemore House.

In the Revised Pevsner Guide, the house is listed as a mid 19th century farmhouse. However, investigation by the Berkshire Archaeology Research Group, as part of a Peasemore community project, revealed much earlier origins. An historic building survey carried out in 2007 concluded that it was a multi-phase building with fabric originating in the 15th century, additions in the 16th or 17th century and further additions in the 18th and 19th centuries. Tree ring dating of the crown post roof undertaken in 2009 gave a felling date range of 1294-1308.

### Sources:

West Berkshire Heritage Gateway  
Walter Brown Lecture 3: Further History of Peasemore

# Description

With its origins being the great hall, dating to somewhere around the late 13th century, Peasemore House has many stories within its history and is Grade II listed. With ecclesiastical and Royal connections, the house has been added onto many times over the centuries, now showcasing a striking, typically Georgian façade.

Passed down through the same family for the last 150 years, the very essence of Peasemore House is a warm and welcoming, well-loved family home.

Original architectural and design details abound throughout the house. These include floor to ceiling large pane sash windows with original wooden shutters, panelled doors and reveals, deep skirtings, picture rails and cast iron radiators. Decorative plaster corncicing, pretty cast iron and stone fireplaces, original stone and oak floors and tall ceilings all feature throughout.

A columned porch affords an impressive entrance, opening to a beautiful central reception hall with its rich oak floor boards and large open fire. The main reception rooms radiate off the hall. The drawing room, with three full height, 15 pane sash windows, within the typically Georgian bay, frame the spectacular, far reaching view over the croquet lawn and haha. Ornate plaster corncicing and the marble fireplace add to the grace of this room. Just beyond is the atmospheric dining room with two sets of French doors opening to the terrace. The dual aspect library features bespoke, probably Victorian, cabinetry and a canted bay window to the west side.



The wide hall, with its stunning stone flagged floor, leads from the reception hall to the rear of the house. The welcoming kitchen breakfast room features bespoke painted wooden cabinetry beneath granite worktops, a large island unit, fitted oak dresser and contemporary stove. Appliances include an integrated full height fridge and Miele dishwasher, Rangemaster stove with induction hob and a double butler sink. Full height glazing to the bay houses three sets of French doors opening to the terrace and croquet lawn. The sash window to the side features unusual horizontal wooden shutters. Just off is the large pantry with stone flags, deep oak shelving and the fitted dresser base still intact. Beyond is the dairy, with slate shelving and wooden drop shutters.

The large family room features an original built in dresser to one wall and a fireplace housing a wood burner. An inner lobby leads on to the scullery and tack room. Beyond is the original well house. This room, open to the eaves, still features the 120 ft deep well, with its cast iron workings above and presents myriad opportunities to create something truly unique. Just off is the boiler room and behind, the gardeners office. A door leads to the workshop and another to the side of the house.

An unusual oak lined passenger lift, disguised behind cupboard doors, has a rope pulley system and is situated just off the reception hall, rising to the centre of the first floor.

Below stairs there are three good sized cellars, one still with the original brick wine bins with capacity for approximately 1000 bottles. The long cellar with its barrelled ceiling has been turned into a disco /party room with bar.

From the reception hall stairs rise to a galleried landing. The principal bedroom suite faces west with a large bedroom, a dressing room that connects to the second landing with a bank of cupboards to one wall. Steps down from the bedroom open to a large en suite bathroom in an old part of the house, reflected with its large oak beams within the walls.

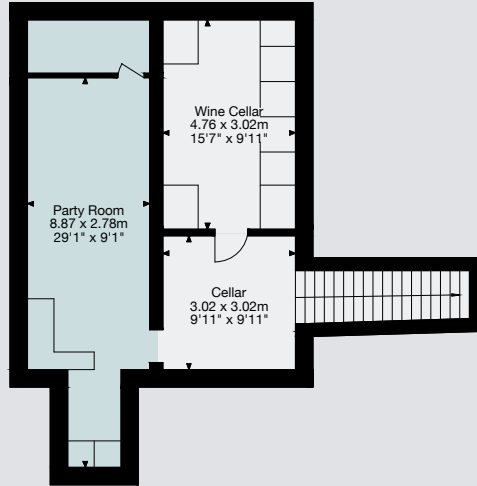


This room features an iron freestanding bath with ball and claw feet and a double vanity unit set within an oak dresser base with Carrera marble top. There is a separate shower tiled with matching marble.

There is a guest bedroom with en suite bathroom, five further bedrooms, family bathroom, family shower room and walk in linen cupboard. Six of the bedrooms have pretty cast iron fireplaces. From the end of the wide landing a secondary staircase drops down to the hall.

# Peasemore House

Gross Internal Area (Approx.)  
Main House: 854 sq m / 9,192 sq ft  
Outbuildings: 894 sq m / 9,622 sq ft  
Total Area: 1,748 sq m / 18,814 sq ft



Cellar

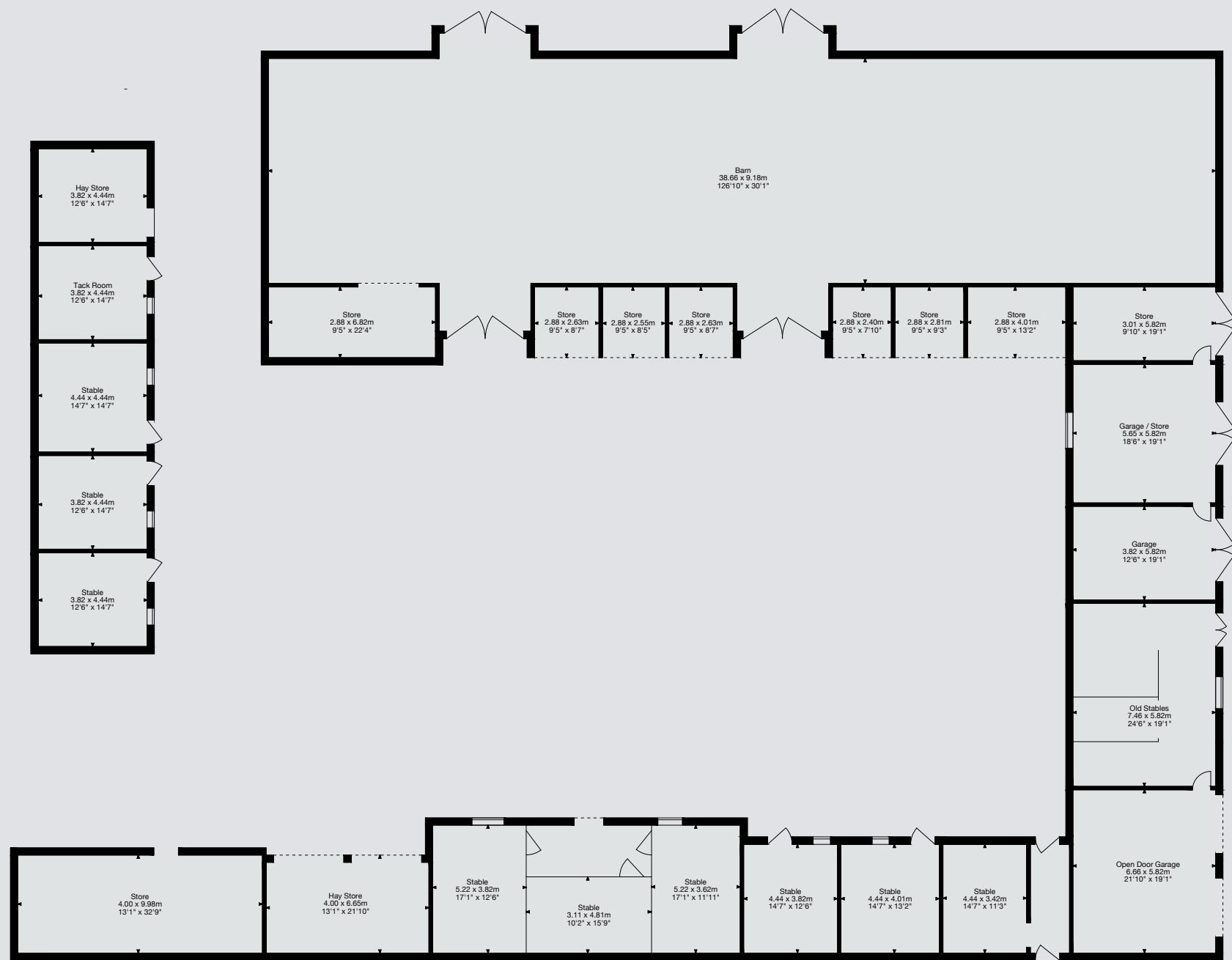


Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Outbuildings



## Thatched Barn

This quite magnificent Grade II listed early 17th century thatched barn, forms one side of the stable courtyard quadrangle behind. Originally a threshing barn the main open space is 3,815 sq ft and the lofty-oak-framed ceiling creates a spectacular space with multiple potential uses. Initial architect's drawings have been drawn up for an indoor swimming pool, spa and guest accommodation proposal and are available to view through Savills. Subject to the usual listed and planning consents.

## Stable Courtyard

Backing onto the barn, this extensive yard is formed around a quadrangle and provides stabling, stores, barns and garaging with grass at its centre and a dedicated road access. Three phase power and mains water are connected.

Part of these buildings are over two stories and may provide an opportunity to convert to separate accommodation, subject to planning approval.

There are two gates with vehicular access to the yard as well as via the two double height threshing barn doors.



## Outside

Of the three driveways to the house, two form a semi-circle driveway sweeping round to the front of the house. The third is to the rear.

The beautiful gardens cover approximately three acres, interspersed with mellow red brick walls, yew and beech hedging with mature specimen trees including oaks, beech, ginkgo and Cedar of Lebanon.

The croquet lawn spans the east side of the house, bordered by a haha, dropping to the paddocks. Stunning views stretch out across the Downs. The tennis court, screened by beech hedging is to one side.

To the side of the house is the walled kitchen garden with fruit trees, a greenhouse, plus an above ground swimming pool with its own heat pump. Attached to the house on this side of the garden is a useful gardener's office, workshop and potting shed. Behind is the old orchard and plucking shed.

There are two large paddocks, totalling nearly 9 acres. One is in front of the house, separated from the croquet lawn by the haha and the second is to the side of the house past the old orchard.





