



A WONDERFUL GRADE II LISTED REGENCY COUNTRY HOUSE IN A PARKLAND SETTING WITHIN THE BERKSHIRE DOWNS

Summary of accommodation

Main House

Ground Floor: Reception hall | Dining room | Drawing room | Sitting room | Study | Snug | Nursery/playroom
Kitchen | Larder | Breakfast room | Butler's pantry | Utility/laundry | Three cloakrooms | Bathroom
Basement and wine cellar with additional stores

First Floor: Principal bedroom suite | Three further bedrooms suites | Five further bedrooms | Shower room | Separate WC

Second Floor: Three bedrooms | Bathroom | Attic storeroom

Garage Flat/Annexe

Ground Floor: Three bay garage | Two storerooms | Boiler room | Covered space | Water plant room

First Floor: Sitting room | Dining room | Kitchen | Four bedrooms | Two bathrooms | Linen room

The Coach House

Ground Floor: Sitting/dining room | Kitchen | Utility | WC | En suite bedroom | Garage (integral door)

First Floor: Bedroom | Versatile space for additional bedrooms (three) or for extensive home office use | Bathroom

Outside

Mature gardens | Walled garden | Swimming pool | Hard tennis court

Three stables | Tack room/store | Outbuildings including: Workshop and machinery store

In all about 31 acres

An additional detached cottage in the village may be available by separate negotiation.



LOCATION

Beautifully located at the top of its drive on the edge of the village of Chaddleworth in the picturesque Berkshire Downs.

Chaddleworth is a small, picturesque village in West Berkshire nestled within the North Wessex Downs National Landscape (Area of Outstanding Natural Beauty). Surrounded by rolling countryside and farmland, it offers a peaceful rural setting with a good sense of community. The village is known for its historic parish church, traditional cottages, and local pub (The Ibex), as well as its proximity to walking routes and scenic landscapes. Chaddleworth retains much of its traditional charm with excellent accessibility, making it a desirable village in which to live.

Distances: Wantage 7 miles, Newbury 11 miles, Hungerford 8.5 miles, Oxford 23 miles, Didcot Parkway (London Paddington from 42 mins) 13 miles, Central London 65 miles (All distances and times are approximate).



Communications: Chaddleworth House is ideally situated for easy access to the road network via the M4 and the A34 and the rail network via Didcot Parkway train station offers fast and regular services to London Paddington. Newbury station also offers services to London Paddington. Heathrow International Airport is just 45 miles away.

The market towns of Newbury and Wantage both offer a comprehensive choice for everyday shopping requirements, with the historic city of Oxford providing an array of cultural and leisure pursuits. Newbury provides for a variety of useful facilities and Hungerford and Marlborough are also nearby.

Leisure and Sporting: Aside from the immediate surroundings of beautiful countryside in which to walk and ride, the area has an enviable range of local attractions and activities to enjoy. Below is a brief list of just a few interesting options:

- Michelin starred The Woodspeen restaurant is highly regarded.
- Nationally renowned Watermill Theatre.
- Newbury Racecourse hosts top-level race meetings for the flat and jumps.
- Golf at Donnington Golf and Country Club.
- A selection of country sports are readily available including fishing on the local rivers of the Kennet and Lambourn. World renowned chalk streams of the River Test and Itchen are not far.
- It is worth noting Lambourn; nearby Lambourn is one of the most important horse racing centres in the world - a place where the chalk downs form a stunning landscape and combine, history, and racing expertise to create the ideal environment for training top-class racehorses, earning it the title “Valley of the Racehorse”.

Schools and Education: There is an extensive choice of excellent schools within easy reach, including, to name but a few; Cheam, Horris Hill, Dragon, Brockhurst & Marlston House and Elstree Prep schools. Senior schools include Abingdon, Radley College, Downe House, St. Edwards (Oxford), Marlborough College and Bradfield College.

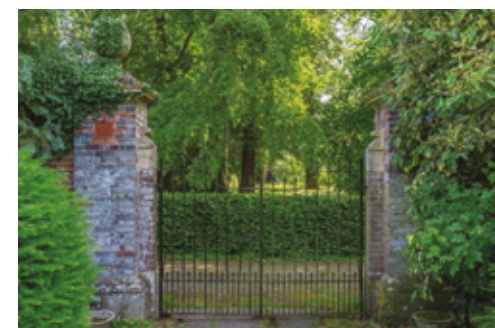


HISTORICAL NOTE

The land on which Chaddleworth House stands was part of the manor of Chaddleworth, which dates back at least to the Domesday Book of 1086, when it was held by the Abbey of Winchester.

During the medieval period, the manor later came under the control of the Priory of Amesbury, after being granted to it in 1284.

Following the Dissolution of the Monasteries in the 16th century, the estate passed into private hands, including the Nelson family, who would remain major landowners in the area for more than 250 years. The present Chaddleworth House was built in the early 19th century, most likely between 1809 and 1811, by George Kerr Nelson, a member of this long-established local family.



Architecturally, it is a Georgian-style country house from the Regency period, constructed in brick with a symmetrical façade, sash windows, and a central entrance with a classical porch; features typical of the period. Its design reflects the transition from late 18th-century to early 19th-century styles, emphasising balance and modest elegance rather than grandeur.

Not long after it was built, the property changed hands. George Kerr Nelson’s son sold the estate to the Wroughton family, an influential Berkshire landowning family.

The transfer of the estate around the early 19th century marked a shift in local ownership but the house continued to serve as an important residence within the parish.

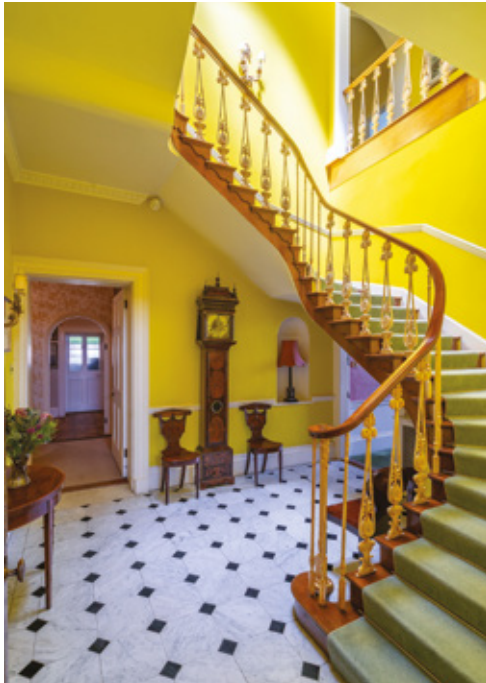
Chaddleworth House is now recognised as a Grade II listed building of architectural and historical significance. It remains one of the principal historic houses in the village, located near the parish church, reflecting its original association with the manor.

CHADDLEWORTH HOUSE

Chaddleworth House is a Grade II Listed compact Regency country house from the early 1800s, distinguished by its clean symmetry, classical detailing, and well-preserved edge-of-village setting.

Approached from the village lane through wrought iron entrance gates via a sweeping drive, which passes by the beautiful church, to a gravel parking and turning area at the south-facing front of the house. An impressive arrival to the attractive main elevation of the house and the wonderful views to the south across the front lawn over a ha-ha to its own parkland and beyond to the far-reaching vistas of the surrounding countryside.

The house is a greyish brick construction with red brick details around the classical sash windows under a hipped slate roof with wide eaves. The pleasing symmetry and classic proportion reinforce the attractive character of the architectural period.



The front entrance is via a set of six-panel double doors, topped with a rectangular fanlight framed by a Tuscan-style porch with a reeded frieze.

The arrangement of accommodation is shown by the floor plans enclosed, but in brief, the house offers excellent accommodation arranged over three floors with an expansive basement and cellar.

Upon entering via the front door, an inviting reception hall serves as the central room from which the accommodation flows and leads to the delightful drawing room and dining room.





The principal rooms provide an excellent sense of proportion with high ceilings, stone or wooden floors, impressive fireplaces and surrounds with wonderful large-pane sash windows. The central stair hall hosts the elegant cantilever staircase and is illuminated by natural light from a roof lantern.

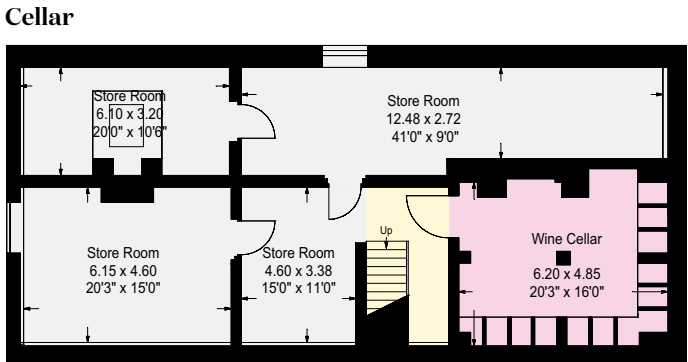
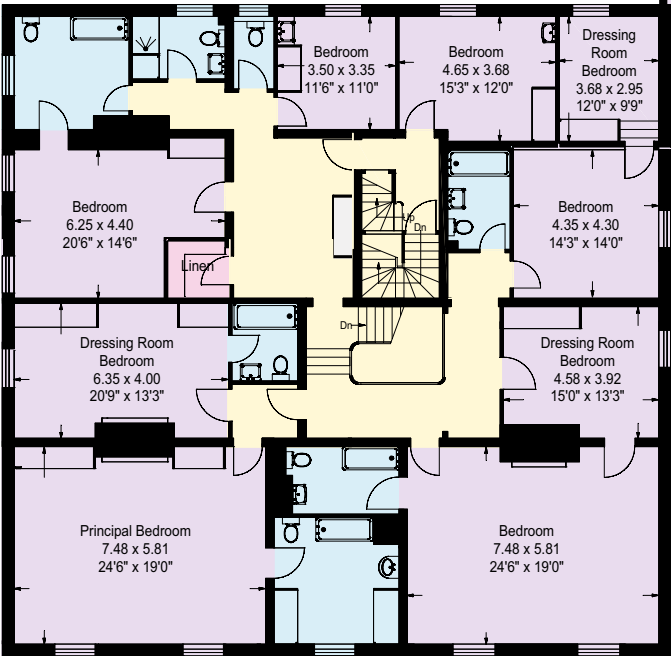
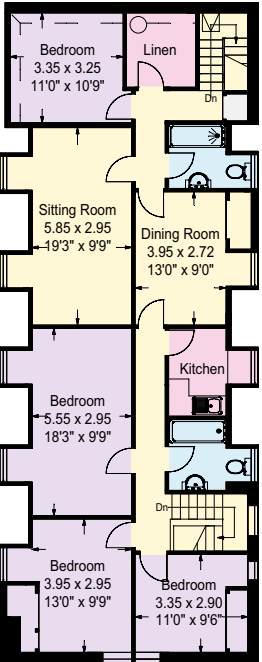
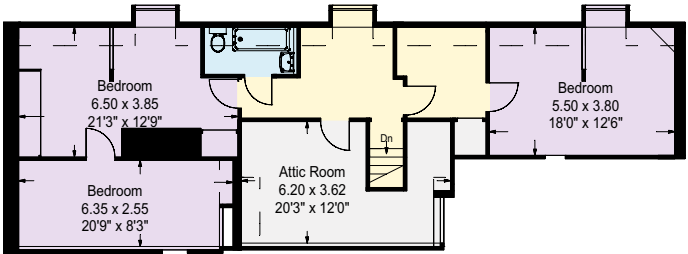
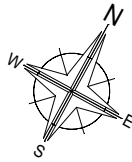
A grand house, which remains sufficiently modest to be fully enjoyed in its entirety by family for everyday living, whilst also elevating in stature for formal entertaining on an impressive scale.







Approximate Gross Internal Area
House: 1029sq.m. or 11076sq.ft.
Garage & Stores: 123sq.m. or 1324sq.ft..
Staff Flat: 138sq.m. or 1485sq.ft.



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

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

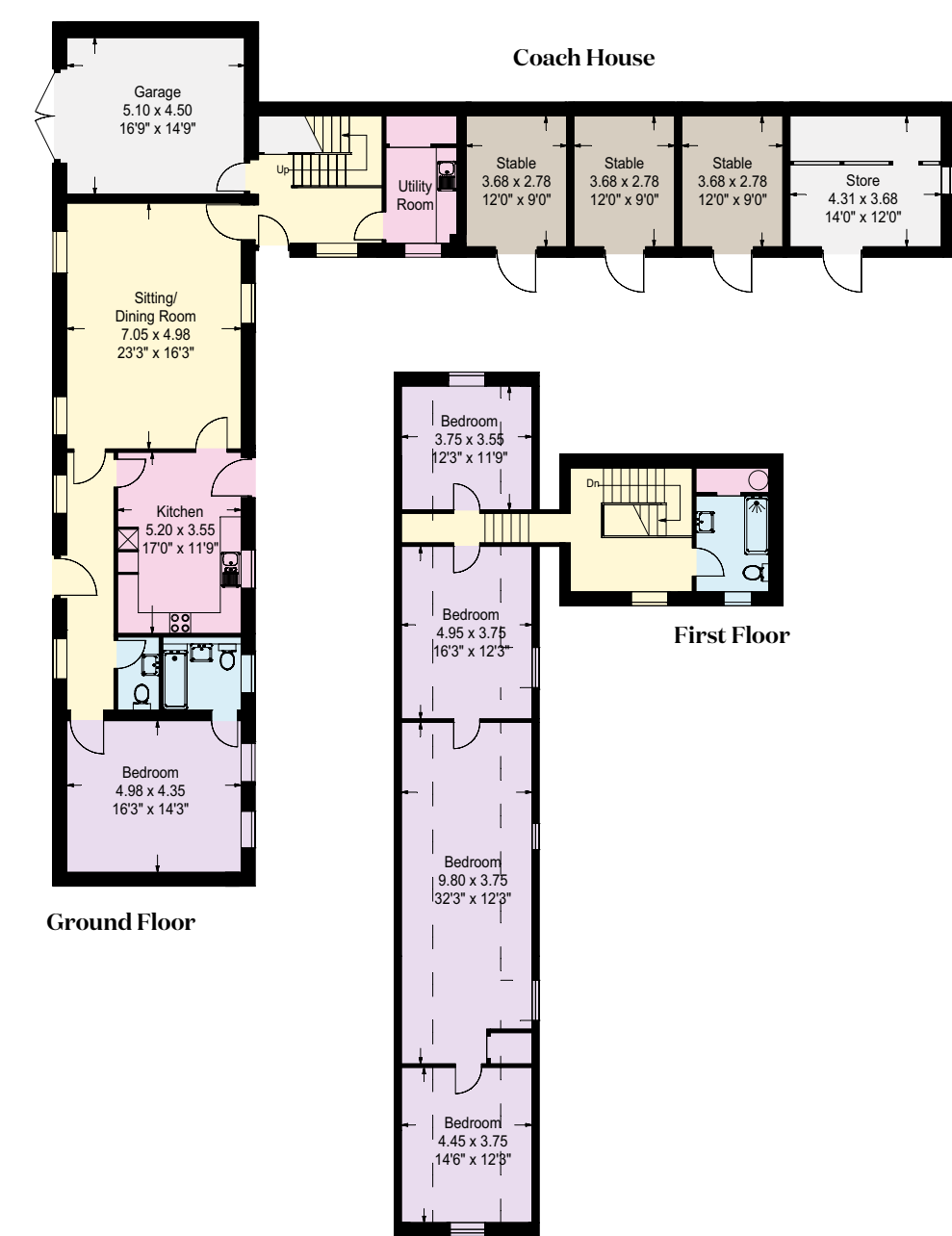
GARAGE FLAT/ ANNEXE & GARAGING

Forming a courtyard with its entrance via wrought iron automatic gates, the garage building is an attractive addition attached to the rear of the house. The building is arranged to provide a three-bay garage with various domestic stores on the ground floor and a useful and versatile four bedroom flat/annexe above on the first floor with its own separate access from the house.

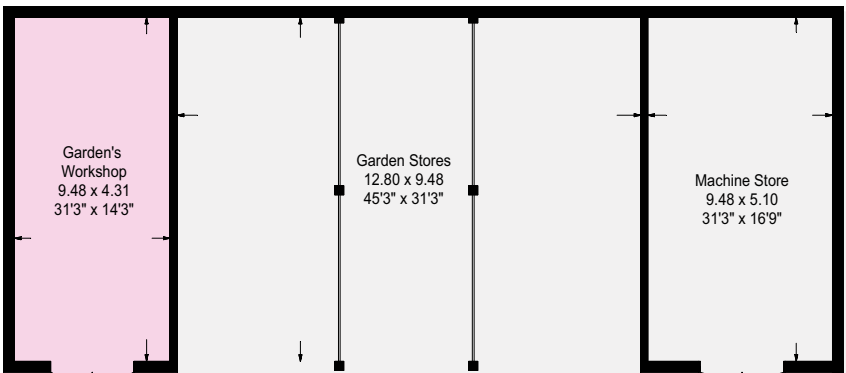


COACH HOUSE & STABLES

The 18th century coach house and stable block is an attractive building fully complimenting the house. A vital part of a country house in its day, the coach house has now been converted to provides a range of residential accommodation with excellent spaces, heigh ceilings and versatile rooms for a variety of uses ancillary to the house. There are three traditional stables and a tack room attached to the coach house and additional stores.



Approximate Gross Internal Area
Coach House: 219sq.m. or 2906sq.ft.
Stables 51sq.m. or 549sq.ft.
Garden Stores: 270sq.m. or 2906sq.ft.



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OUTBUILDINGS

There is a barn with a range of storage spaces for machinery, workshop and general property equipment.

GARDENS & GROUNDS

Not only does the house sit well within its gardens and grounds, but the gardens are also designed and landscaped to fully compliment the house and its enjoyment.

The gardens are well stocked and offer maturity and structure. There is a degree of intended informality with impressive mature trees, coupled with the formality, which is to be expected of a property of this calibre, in the wonderful walled garden and the ornamental structures within.



There is a tennis court and swimming pool to further compliment the property.

St Andrew's Church is a beautiful building located within the curtilage of the property and positioned away from the house, beyond the Coach House and behind the walled garden.



LAND

The property is beautifully positioned within about 31 acres of gardens and grounds with pretty parkland and pasture.

Over the years a local farmer has used the pasture for the grazing of livestock and mowing for forage.



GENERAL PROPERTY INFORMATION

Tenure: Freehold

Heritage Status: Chaddleworth House, the Coach House and the walls of the walled garden are Listed Grade II for architectural importance.

Services

House: Private water, mains electricity and private drainage. gas-fired central heating. Broadband connection.

Garage Flat: Private water, mains electricity and private drainage. gas-fired central heating. Broadband connection.

Coach House: Private water, mains electricity and private drainage. Oil-fired central heating. Broadband connection.

Wayleaves, Easements & Rights of Way: The property is offered for sale with the benefit of all existing wayleaves, easements & rights of way, public or private, whether (or not) specifically referred to in these particulars. Please refer to the sale plan enclosed for specifically noted public rights of way.

Fixtures and Fittings: All fixtures, fittings and garden statuary are excluded from the sale.

Local Authority: West Berkshire Council

Council Tax and Energy Performance

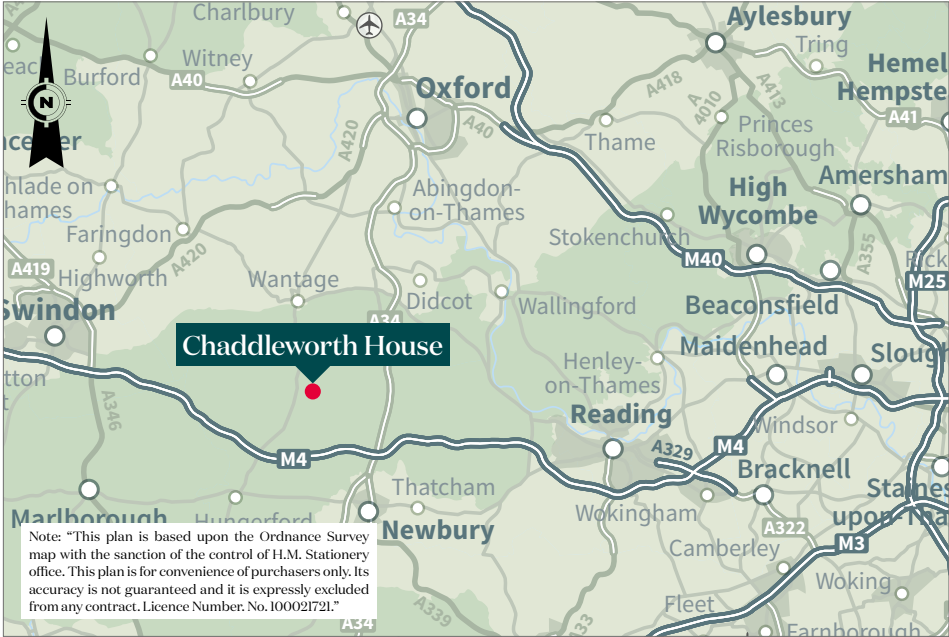
Chaddleworth House: Council Tax – Band H

Energy Performance Certification: Chaddleworth House: G, The Coach House: F, The Flat: E

Viewings: Viewings are to be arranged by appointment only with the vendor’s agents.

Directions to Chaddleworth House

Postcode: RG20 7EB | **What3Words:** ///fidgeted.country.pulsing



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