

---

# PEASEMORE HOUSE

Newbury | West Berkshire



Knight Frank Country Department  
Edward Cunningham

+44 20 7861 1080  
edward.cunningham@knightfrank.com

Knight Frank Hungerford  
Mark Potter  
+44 1488 688530  
mark.potter@knightfrank.com



Savills Country Department  
Ed Sugden MRICS  
+447557337507  
esugden@savills.com

Savills Newbury  
Deborah Giacobbi  
+441635277705  
deborah.giacobbi@savills.com

# 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)

### **Lot 1: 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

#### **Part of the Courtyard**

Multiple stables, barns, garages and stores

#### **Garden, Grounds and Paddocks**

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

*Approximately 7.32 acres (2.96 hectares)*

### **Lot 2: Thatched Barn & Courtyard**

Magnificent 17th century oak framed Grade II listed barn with wide range of potential uses. Stable block and grass courtyard/potential garden.

*Approximately 0.35 acres (0.14 hectares)*

*In all approximately 12 acres*

### **Lot 3: Elmish Meadow**

Large Paddock with field shelter

*Approximately 4.20 acres (1.70 hectares)*





4 | PEASEMORE HOUSE



## 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 11th 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 1241-1308.

### 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 cornicing, 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 cornicing 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 fire and a bath with ball and claw feet and a double vanity unit set within an oak dresser base with Carrara 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.

## 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 Downlands, 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.



## Outside

Of the three drives 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 mellowed brick walls, yew and beech hedging with mature specimen trees including oaks, beech, gingko and Cedar of Lebanon.

The croquet lawn spans the east side of the house, bordered by a ha-ha, 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 cold frame and a polytunnel.

There is a paddock in front of the house, separated from the croquet lawn by the ha-ha which is approximately 5 acres.



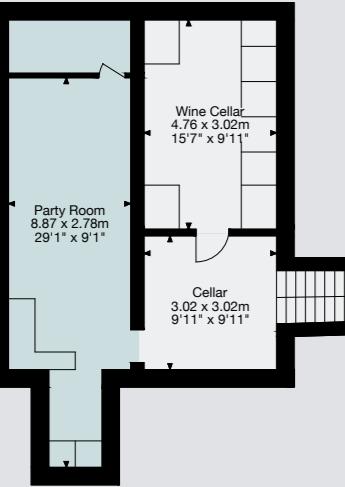
12 | PEASEMORE HOUSE



PEASEMORE HOUSE | 13

# Peasemore House

Gross Internal Area (Approx.)  
Main House: 854 sq m / 9,192 sq ft



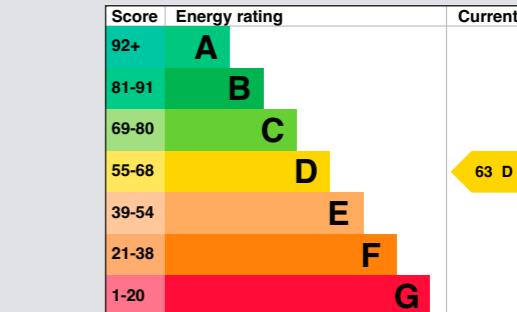
Cellar



Ground Floor



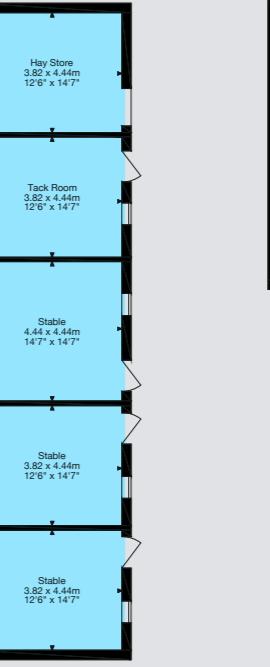
First Floor



# Lot 1 Outbuildings & Lot 2

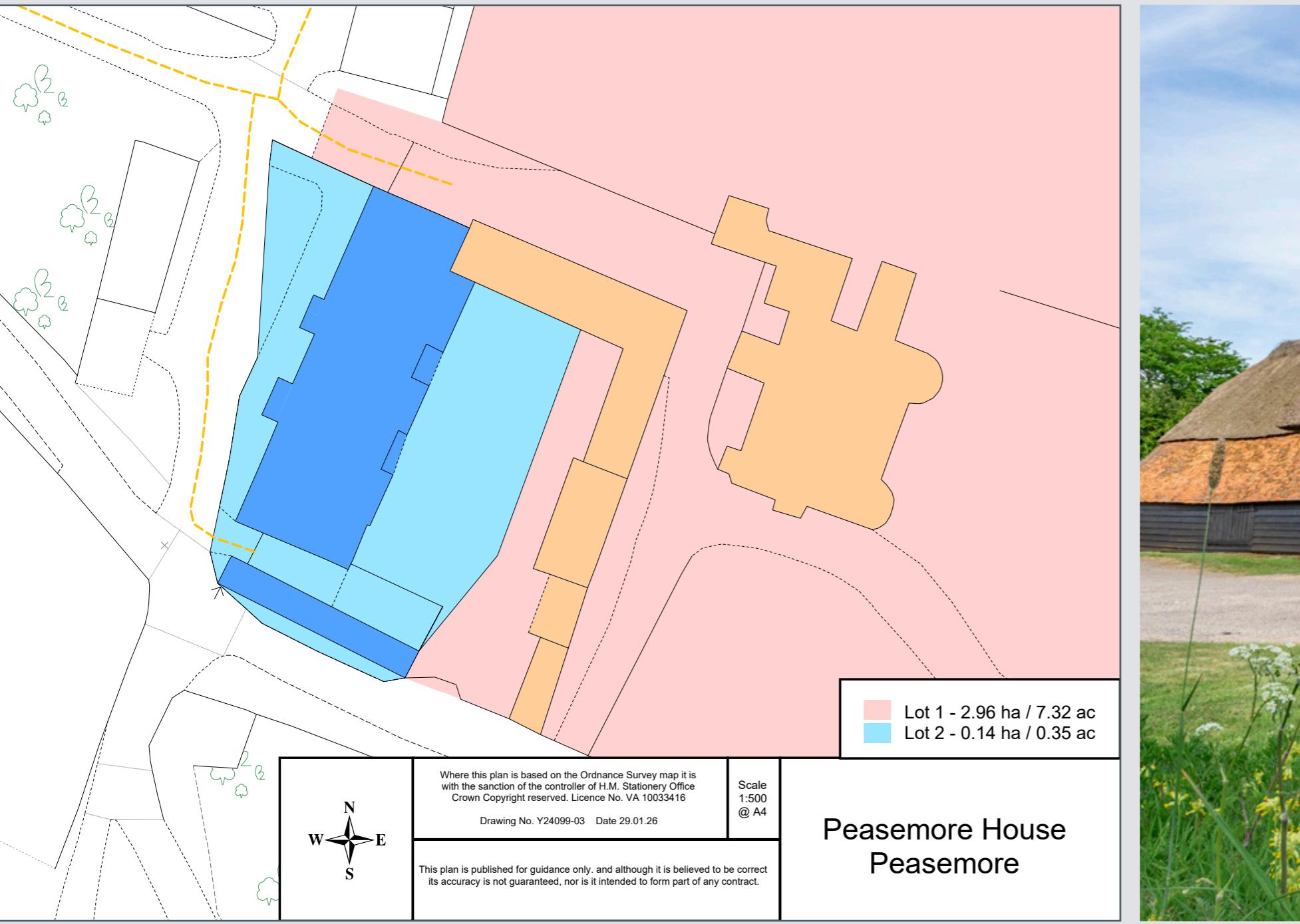
Gross Internal Area (Approx.)  
Outbuildings: 894 sq m / 9,622 sq ft

Lot 1  
Lot 2



Lot 1 Outbuildings and Lot 2





## Lot 1 Outbuildings

Extensive garaging, stores, stables and hay barn flank the driveway and create 2 sides of a grassed courtyard. The 2-storey main stable block provides an opportunity to convert to separate accommodation, subject to planning approval, and it has its own road access and parking.

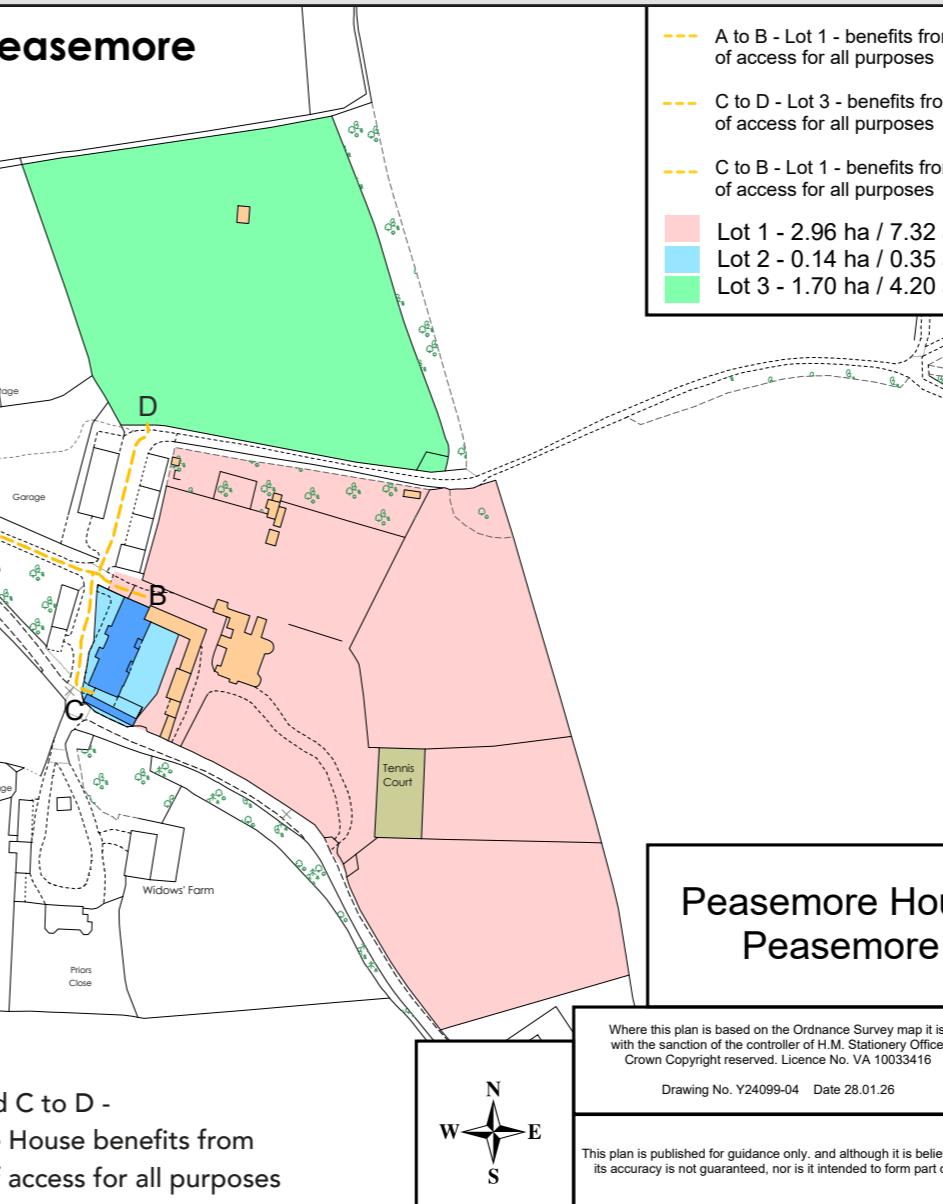
## Lot 2 Thatched Barn & Stable Courtyard

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 381.5 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 the selling agents. Alternatively, this could be developed, subject to the necessary consents, into a separate dwelling.

Backing onto the barn is the attractive courtyard with a row of stables completing the quadrangle and giving privacy from the road. Three phase power and mains water are connected.

## Lot 3 Elmish Meadow

A separate gated field to the North side of the house past the old orchard. In all about 4.2 acres.



**IMPORTANT NOTICE** Savills and Knight Frank, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared May 2025 Capture Property 01225 667287.

# Property Information

## Services

Mains electricity and water  
Oil central heating  
Private drainage  
LPG gas for kitchen stove  
3-phase carriage  
Gigabit fibre broadband

## Local Authority

West Berkshire Council: Council Tax band H

## Listing

Main House - Grade II Listed  
Thatched Barn - Grade II Listed

## Viewing

Strictly by appointment with Savills and Knight Frank

## Directions

Go north on the A34 from Jct 3, take the first exit to Chieveley. Drive through Chieveley and after driving through the village take the left turn signposted to Peasemore. Peasemore House will be on the right soon after coming into the village of Peasemore.

## What3Words

//reslappng.spruted.unwarp

## Fixtures and fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, glass, ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills and Knight Frank.

