



# BARDEN HOUSE

Kintbury, Berkshire



## A DISTINGUISHED EDWARDIAN COUNTRY HOUSE WITH STUNNING FAR-REACHING COUNTRYSIDE VIEWS.

Enjoying privacy and space, Barden House is ideal for both relaxed family living and entertaining, with extensive accommodation, an annexe and established garden and grounds.

### Summary of accommodation

**Ground Floor:** Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Boot room | Utility | Cloakroom | Boiler room

**First Floor:** Principal bedroom with adjoining dressing room and bathroom | Bedroom with adjoining shower room  
Two further bedrooms | Two bathrooms | Study/bedroom

**Second Floor:** Three bedrooms | Bathroom

**Self Contained Flat:** Sitting room | Dining area | Kitchen | Two bedrooms | Bathroom

Double garage | Temperature controlled wine cellar | Gym | Tennis court | Swimming pool | Summer house | Barn | Garden store

Garden, grounds and pastureland

**In all about 7.99 acres**

**Distances:** Kintbury Village and Station 1.5 miles Newbury 7 miles (London Paddington from 40 mins), Hungerford 4 miles  
A34 6 miles, M4 (J13) 10 miles, Heathrow airport 52 miles (All distances and times are approximate).



## LOCATION

Barden House occupies a delightful rural position within the North Wessex Downs National Landscape, within 5 minutes' drive of the sought-after village of Kintbury. The village offers a strong sense of community, a good range of local amenities including a church, village shop, railway station, two public houses, a doctors' surgery and a village school. The Kennet & Avon Canal and the Wayfarer's Walk at Walbury Hill provide outstanding walking and riding, complemented by a network of footpaths and byways across the surrounding countryside.

The nearby market towns of Hungerford and Newbury offer a more comprehensive selection of shopping, leisure and recreational facilities. In addition to the village school, the area is well served by both state and independent schools, including St Bartholomew's, Thorngrove, Cheam, St Gabriel's, Downe House, Bradfield College and Marlborough College.

Communications are excellent with trains from Kintbury to Paddington taking approximately 60 minutes. The A34 and J13 of the M4 are approximately 5 and 8.5 miles respectively.



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A particularly handsome Edwardian home with refined red brick elevations, characterised by fine jointing and crisp architectural detailing.

The house offers excellent family accommodation, with interiors of a classical and understated elegance that feel both welcoming and well-balanced. Throughout, the rooms are light and gracious, with generously proportioned reception spaces benefiting from good ceiling heights and a sense of scale typical of a traditional country house. These rooms are well suited to both relaxed family life and formal entertaining, and enjoy attractive, far reaching views across the gardens, adjoining pastureland and the surrounding countryside.

The accommodation is both substantial and thoughtfully arranged, offering excellent flexibility for family living. The bedrooms are well proportioned, led by an impressive principal suite. One bedroom has been carefully repurposed as a study, fitted with bespoke bookshelves and featuring a log burner, creating a comfortable and characterful workspace.



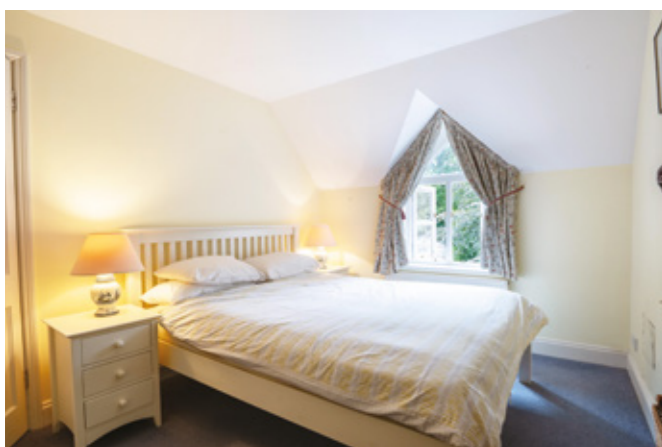


In addition, a spacious, self contained two bedroom flat provides valuable ancillary accommodation, ideal for guests, extended family and staff accommodation. Further amenities include internal garaging, a temperature controlled EuroCave wine cellar with capacity for approximately 2,000 bottles, and a dedicated gym.

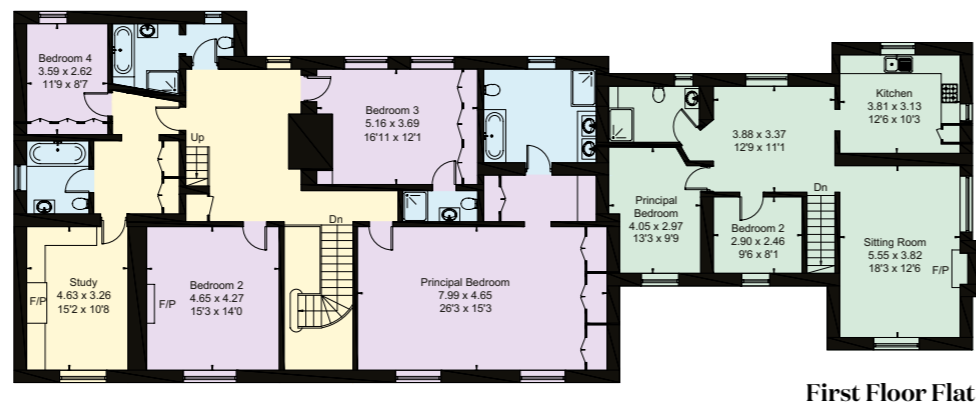
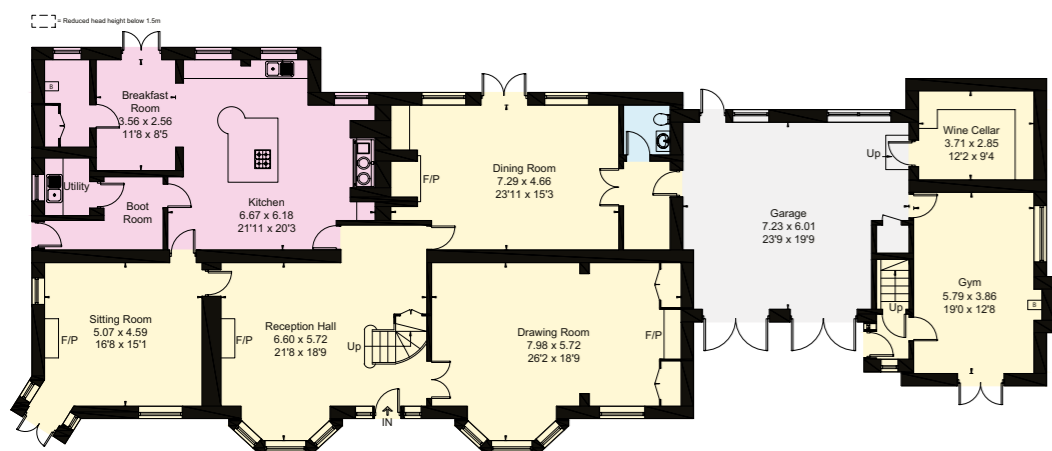
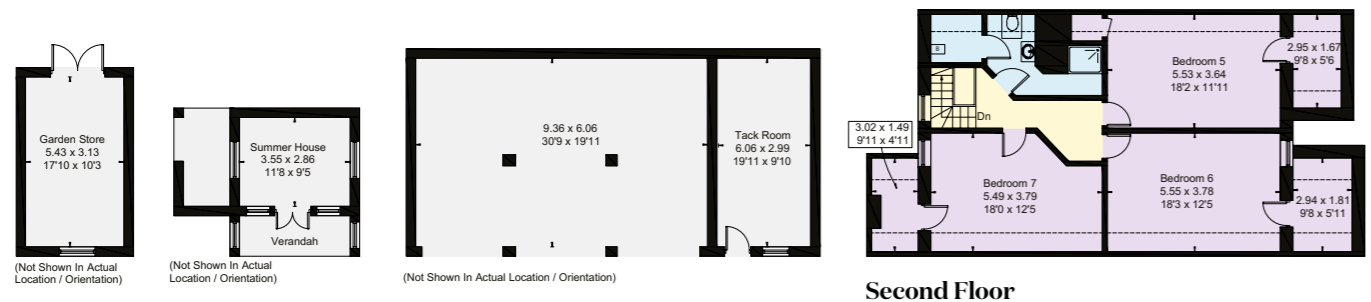
## GARDENS AND GROUNDS

The property occupies a wonderfully private position, set within its own grounds and surrounded by mature trees and open countryside. The gardens are mainly laid to lawn and extend away from the house to create an attractive and well balanced setting.

Within the grounds is a heated swimming pool, positioned discreetly for privacy and complemented by surrounding paved areas and planting. Adjacent lies a full size tennis court, recently resurfaced. Beyond the immediate gardens, the pastureland opens out to reveal far reaching views across gently rolling countryside, reinforcing the sense of space, seclusion and rural charm.

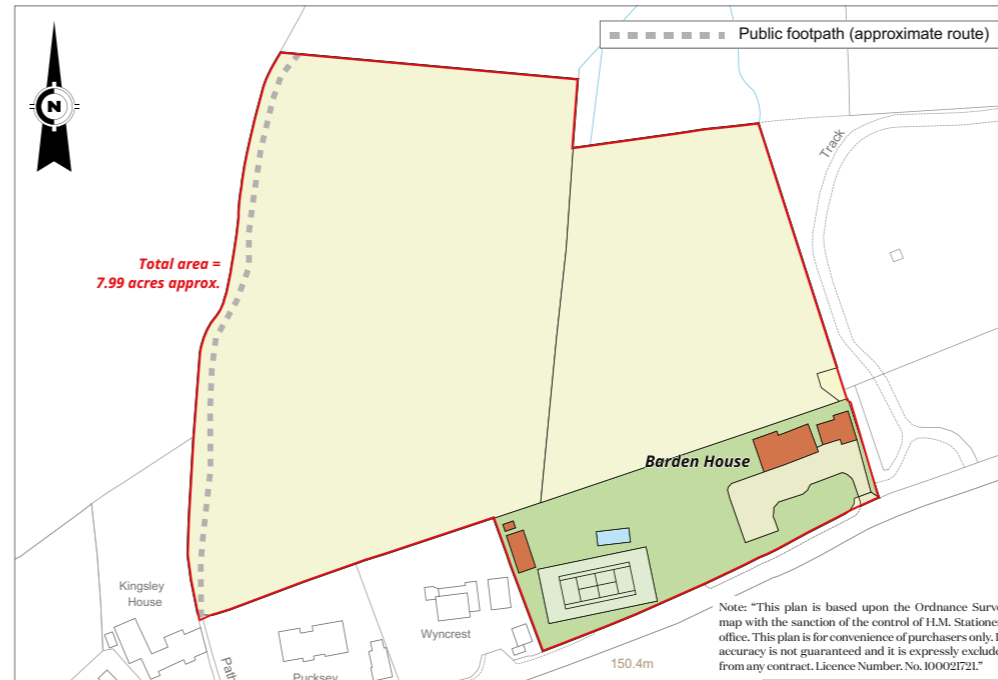


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
 Main House = 479 sq m / 5151 sq ft  
 Garage, Wine Cellar & Gym = 76 sq m / 821 sq ft  
 Outbuildings = 108 sq m / 1163 sq ft  
 Flat = 81 sq m / 868 sq ft  
 Total = 744 sq m / 8003 sq ft

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.



**Mark Potter**  
 01488 682726  
 mark.potter@knightfrank.com

**Knight Frank Hungerford**  
 Ramsbury House, 22 High Street  
 Hungerford, RG17 0NF

[knightfrank.co.uk](http://knightfrank.co.uk)

## PROPERTY INFORMATION

**EPC band:** House – E, Flat - D

**Local Authority:** West Berkshire Council

**Council Tax band:** House – H, Flat – C

**Services:** Mains electricity and water. Private drainage. Oil-fired central heating.

**Postcode:** RG17 9SY

**What3words:** ///photos.regaining.robots

**Tenure:** Freehold

**Viewing:** Viewing by prior appointment only with the Agents.



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