

**WICKFIELD HOUSE
WOODLANDS ST. MARY**



Marshall

Estate Agents

Wickfield House

£835,000

Goodings Lane, Woodlands St. Mary, Hungerford, Berkshire, RG17 7BD

Approximately 5.6 Miles to Hungerford

Approximately 9.6 Miles to Newbury

Approximately 2.1 Miles to M4 J14

- Period House Forming Part of an Exclusive Country Estate
- Reception Hallway
- Drawing Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Utility Room
- Boot Room
- Cloakroom/W.C.
- Three Bedrooms (Previously Four)
- Principal Bedroom With Dressing Room and Full En-Suite Bathroom
- Family Bathroom
- Artists Studio
- Double Garage
- Management Charge £400 per month
- Very Long Lease of Approximately 940 Years
- Heated Outdoor Pool
- Tennis Court
- Stables/Equestrian Facilities Available
- Wonderful Garden in Addition to Approximately Nine Acres of Beautifully Tended Communal Gardens and Grounds



Situation

The nearby market Town of Hungerford is steeped in History and sits on the banks of the chalk stream River Kennet and the Kennet and Avon canal. The Town is well served by a variety of shops including butchers, bakers, independent retailers and of course antique shops. Other amenities include two supermarkets, a post office, two building societies and a doctors surgery. There is also a swimming pool, leisure sports centre, gym and tennis club.



The Property

Wickfield House is a magnificent period home quietly situated in an exclusive gated community and set in around nine acres of beautiful parkland and formal gardens.

Located at the end of a long private driveway the house enjoys a tranquil rural location with just a handful of neighbours. The house itself is arguably the principal wing of this 1930's Farmhouse which was converted in the 1970's.

Visitors are greeted in a large reception hall which in turn leads through to an impressive Drawing room with a feature fireplace. There is also a separate Dining room, a Study and a superbly upgraded Kitchen/Breakfast room with bespoke cabinets and a large central island and breakfast bar. A useful Utility room, a boot room and a W.C. complete the ground floor.

Upstairs, two of the four original Bedrooms have been merged to form a very special principal Bedroom suite served by luxurious en-suite Bathroom facilities. There are two further double Bedrooms which are served by an equally high calibre family Bathroom.

Period features, including some Art Deco touches give the house a lovely atmosphere.

Outside

There is a large secluded garden adjacent to the house, an artists studio and nearby a double garage. Within the communal grounds there is a heated swimming pool, tennis court, croquet lawn, paddocks and quiet areas for residents to enjoy.

The property is sold on an exceptionally long lease of almost 1000 years.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	63 D
39-54	E		
21-38	F		
1-20	G		

Services

Mains Water & Drainage

Mains Gas

Mains Electricity

Council Tax Band: F

What 3 Words Location: ///pile.bright.enough



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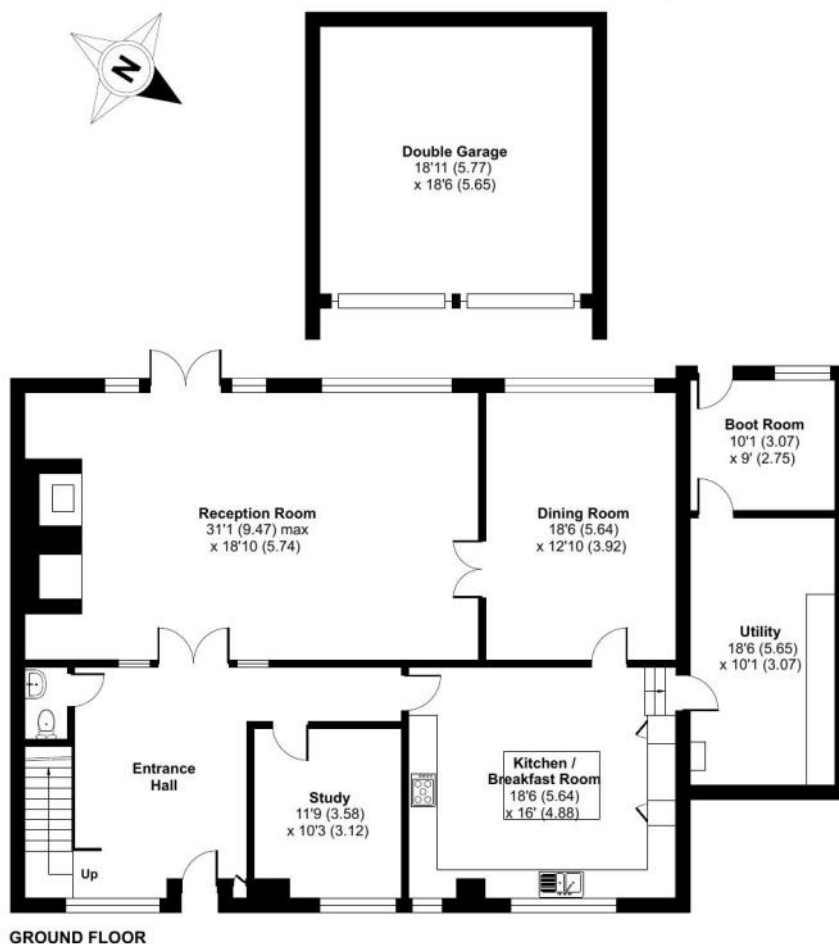
Approximate Area = 3011 sq ft / 279.7 sq m

Garage = 351 sq ft / 32.6 sq m

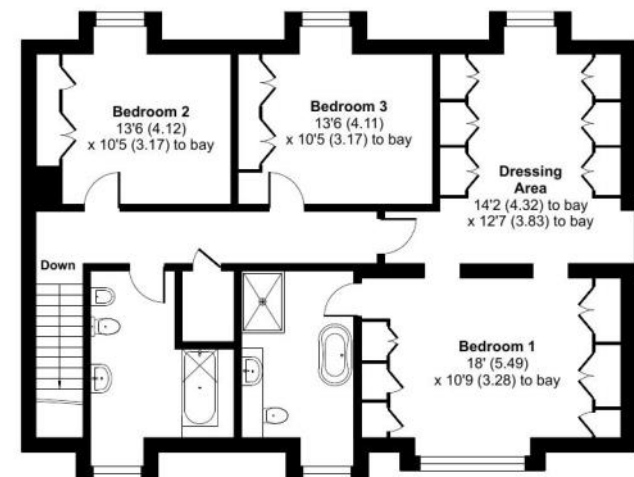
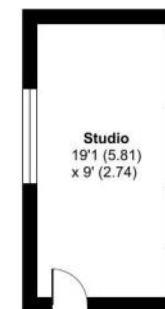
Outbuilding = 170 sq ft / 15.7 sq m

Total = 3532 sq ft / 328 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Marshall Estate Agents Ltd. REF: 1516095



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