



TUDOR HOUSE

Kintbury, Berkshire



A BEAUTIFULLY PRESENTED GRADE II LISTED VILLAGE HOUSE WITH MATURE GARDENS, EXCELLENT ANCILLARY COTTAGE AND HOME OFFICE.

Summary of accommodation

Entrance hall | Drawing room | Dining room | Kitchen/Breakfast room| Study | Snug/bedroom five with adjoining shower room | Boot room | Utility | Cloakroom

Principal bedroom with adjoining bathroom | Three further bedrooms all with adjoining bath/shower rooms

Tudor Cottage

Sitting room | Kitchen | Two bedrooms | Bathroom

Garden office | Summer house | Garage/carport

Distances: Hungerford 3.5 miles, Newbury 7 miles (London Paddington from 40 mins)

Kintbury Station (London Paddington from 56 mins), Marlborough 13 miles, M4 (J13) 8.5 miles, A34 5 miles

(All distances and times are approximate)

LOCATION

Tudor House is located in Kintbury, a sought-after West Berkshire village with a strong sense of community and an excellent range of amenities, including a village shop and post office, primary school, doctors' surgery, church, popular public houses, sports and leisure facilities, and a railway station with regular services to London Paddington.

Surrounded by beautiful countryside, the village offers exceptional walking, riding and cycling, with the Kennet & Avon Canal, the Wayfarer's Walk and an extensive network of footpaths and bridleways close by.

The nearby market towns of Hungerford and Marlborough provide an excellent selection of independent shops, cafés and restaurants, while Newbury offers a more comprehensive range of shopping, leisure and recreational facilities, including Newbury Racecourse, several golf courses and the acclaimed Watermill Theatre.

The area is particularly well regarded for its excellent selection of state and independent schools, including St Bartholomew's, Cheam, St Gabriel's, Downe House, Bradfield College and Marlborough College. Road and rail connections are very good via the A34 and M4, as well as the station in Kintbury.

TUDOR HOUSE

Believed to date from the 16th century, Tudor House is a distinguished Grade II listed village house of exceptional character and provenance, reputed to be the oldest property in the village. Beautifully presented throughout, the house occupies a delightful position within mature gardens and enjoys attractive views across neighbouring parkland.

The well-balanced accommodation is ideally arranged for both family living and entertaining. A spacious reception hall leads to the principal reception rooms.



The drawing room is particularly impressive, featuring exposed timbers, an attractive fireplace and French doors opening directly onto the gardens. Adjoining the drawing room is a study, whilst a charming snug offers excellent versatility and can also serve as a ground-floor bedroom, complemented by an adjoining shower room.

The dining room and kitchen form the heart of the home, creating a wonderful space for everyday living and informal entertaining. The bespoke kitchen is fitted with handcrafted cabinetry, an AGA and a comfortable dining area, all benefiting from attractive views across the terrace and gardens. A boot room, utility room and cloakroom complete the ground-floor accommodation.

A turning staircase rises to the first floor, where there are four well-appointed bedrooms, each served by adjoining bath or shower rooms.



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



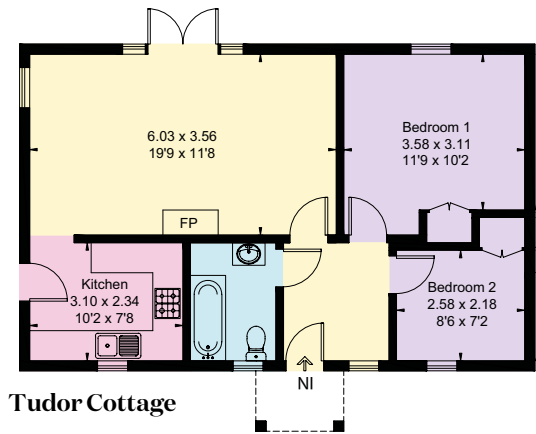
Approximate Gross Internal Area = 278.6 sq m / 2999 sq ft
Tudor Cottage = 60.1 sq m / 647 sq ft
Outbuildings = 43.8 sq m / 471 sq ft
Total = 382.5 sq m / 4117 sq ft (Excluding Carport)

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.



TUDOR COTTAGE

In addition to the principal house, a well-presented detached cottage provides valuable ancillary accommodation comprising a sitting room, kitchen, bathroom and two bedrooms. A separate garden office offers an ideal environment for home working.



GARDENS & GROUNDS

The gardens and grounds are a particular feature of Tudor House, providing a beautiful setting and a high degree of privacy. Positioned predominantly to the rear of the property, they have been thoughtfully designed to enjoy sunlight throughout the day.

Immediately adjoining the house, an attractive terrace creates a sheltered setting for outdoor dining and entertaining. Beyond, formal lawns are interspersed with well-stocked herbaceous borders, specimen trees and mature hedging, creating a wonderfully peaceful environment. Further features include a pond, summer house, greenhouse and productive vegetable garden.

A gravel driveway leads to a generous parking area with a double carport and garage, whilst additional parking is available to the front of the property behind timber gates.





PROPERTY INFORMATION

EPC: House – band E, Cottage – band E

Local Authority: West Berkshire Council

Council Tax: House - band G, Cottage – band C

Services: Mains water, electricity and drainage. Oil heating.
Cottage - electric heating.

Postcode: RG17 9UT

What3words: ///octagon.rinse.arise

Tenure: Freehold

VIEWING

Viewing by prior appointment only with the Agents.



I would be delighted
to tell you more.

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