



The Long House • Chapel Row • Bucklebury Common • Berkshire

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A fabulous detached 7-bedroom period country house, surrounded by Bucklebury Common in a very private, and secluded setting, in this most sought-after of locations

4,519 sq ft / 420 m²

Gardens & Grounds extending to 1.53 acres

(all measurements are approximate)

Newbury 6 miles • Pangbourne 7 miles • Thatcham train station 4 miles - fast trains to London Paddington (50 minutes journey time)

(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





The Long House is a stunning, spacious, and light family house, set amidst countryside known for its outstanding beauty. Constructed in 1737 with some substantial later additions, with fine proportioned rooms, and in general, high ceilings, the restoration subtly and tastefully combining the best of both 18th and 21st centuries. The property retains its period charm with fine examples of natural oak joinery throughout and stone flagged floor to kitchen.

It would be hard to find a more beautiful sleepy location, well away from the road, yet within easy access of all amenities. Noted for its beauty, with the unspoilt Bucklebury Common offering lots of walks and bridle paths, this is an idyllic location.

Special features:

- Heated outdoor swimming pool with electrically operated security cover (could easily be fenced off)
- Farmhouse style kitchen/breakfast room with French doors opening onto the rear York stone terrace. An oil-fired Aga cooker combining the traditional 2-oven, 2 cooking plates, with an electric 2-oven, propane gas hob companion unit, enabling winter or summer use. Highly polished granite work surfaces, Maytag fridge freezer, wine cooler
- Drawing room with large windows on 3 sides giving wonderful views over the gardens, French doors to rear sun terrace, fitted wood burner. 4k ceiling mounted projector with electric drop-down screen, UHD TV, control cupboard for lighting and media system

- Speakers connected to study, kitchen, drawing room, sitting room, bedroom 1 ensuite, and garden
- Sitting room with door to library room, large open original fireplace fitted with wood burning stove
- Large reception hall with wood burner and golden oak staircase
- Fabulous large principal bedroom suite with vaulted ceiling, French doors opening onto a balcony giving fine views, an LPG fire, dressing room, ensuite shower room with double steam and shower unit
- Oak constructed studio/workshop with vaulted ceiling, exposed beams, oak effect floor, power, and light
- Bedroom 7 gives access to a decked roof terrace with balustrade
- Boot room/dog room with door to rear
- Utility room with washing machine, tumble dryer, and cloakroom
- A large, dry wine cellar
- Flooring to ground floor is mainly oak, with flagstone flooring to kitchen
- Full security system with automatic security lighting

Summary of accommodation: Entrance porch, reception hall, study, drawing room/dining room, kitchen/breakfast room, sitting room, library, boot room, utility room, two cloakrooms. Wine cellar. Principal bedroom with dressing room & ensuite, bedroom 5 with ensuite, 5 further bedrooms, family bathroom. Oak studio/workshop, store/leisure room, and detached double garage with mezzanine.



Gardens: The gardens and grounds have been the subject of extensive and clever design, and the symmetry of the house, gardens, pool area, decking, patios, and woodland all flow into one another beautifully.

There are a number of terraces and seating areas for breakfast, lunch, and evening dining according to the positioning of the sun. The woodland has been beautifully maintained and a pretty path meanders through (this is private to The Long House woodland with no public footpaths).

Heated swimming pool with electrically operated security cover. 2 small outbuildings containing pool operating equipment and water filter. Fenced and gated vegetable garden. Tree house, and zip wire.

A green oak double garage, and an oak studio/workshop, both with light and power. Attractive greenhouse. Hard block work parking for 3 cars in front of the garage.

Gardens and woodland extending to approx. 1.53 acres (see note)

Local Facilities: Bucklebury Common is one of the largest commons in Berkshire and home to a rich variety of wildlife.

This area is known for fine restaurants and period pubs and just down The Avenue is the excellent gastro pub The Bladebone with its excellent restaurant. There is a lovely tearoom; The Blackbird Café, serving a fine range of cakes and snacks. There is a doctor's surgery 2 minutes away in Chapel Row.



At Upper Bucklebury there is a general store with Post Office and a village run Post Office and general store at Southend Bradfield, both within a few minutes' drive.

Schools: Excellent schools abound within easy driving distance to include; Bradfield College, Pangbourne College, Downe House, St Andrew's Preparatory School, Cranford House, Moulsoford Preparatory School for Boys, The Oratory School, Brockhurst & Marlston House Preparatory School & Elstree Preparatory School. There is a C of E primary school at both Upper Bucklebury and Bradfield.

Directions: With the Bladebone Pub (RG7 6PD) on your left, Take the 3rd turning on the right, which has a tree trunk at the beginning very clearly painted white, into the Common. Proceed down a gravel track, pass a red brick house on the left, carry straight on, and enter a lane. Pass High Meadow cottage, and at the end of this drive, enter the forecourt of The Long House.

What3words: fluctuate.menu.likely

Post Code: RG7 6QG

Tenure: Freehold

EPC Rating E

Council Tax: West Berkshire, Band F

Fixtures and fittings: Only those mentioned in the sales particulars are included in the sale.

Note 1: 0.48 acre of garden is freehold. 1.05 acres of woodland are leasehold 99 years (from 2005), and subject to ground rent of £772.72 per annum.

Note 2: Informal arrangement with neighbouring properties regarding 1/3 cost of filling in potholes to track access across Bucklebury Common

Note 3: There is a little used footpath/bridleway between the property and its driveway/ garage. It should be noted there are no other rights of way or footpaths over the garden, grounds, or woodland.

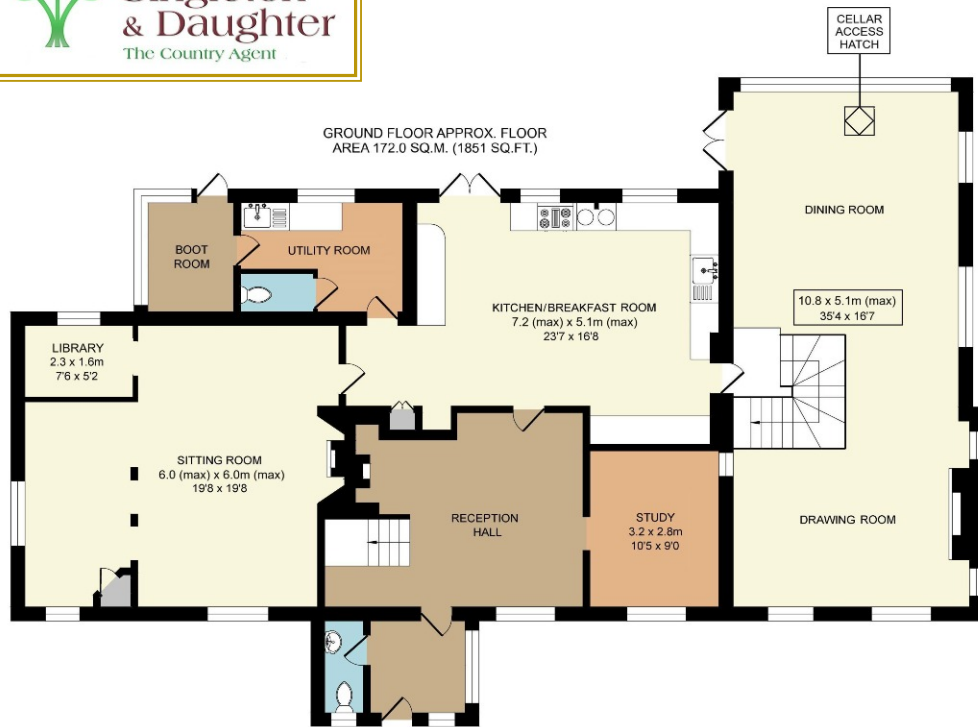
Some material information to note:

Mains water, electricity, septic tank drainage, oil fired central heating
The property has driveway parking and a detached double garage
Accessibility; one step down from the street level to the front door of the property
Gigaclear high speed broadband connected FTTP
Mobile signal is dependent on provider. Please refer to signalchecker.co.uk
This is a low-risk flood area
Property construction is part brick/timber framed with a tiled roof
The property is within an Area of Outstanding Natural Beauty
It is not a listed building
The property has a right of access across Bucklebury Common (£1.00 p.a)
There are no Tree Preservation Orders

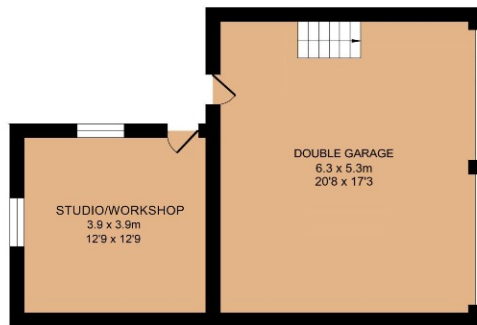
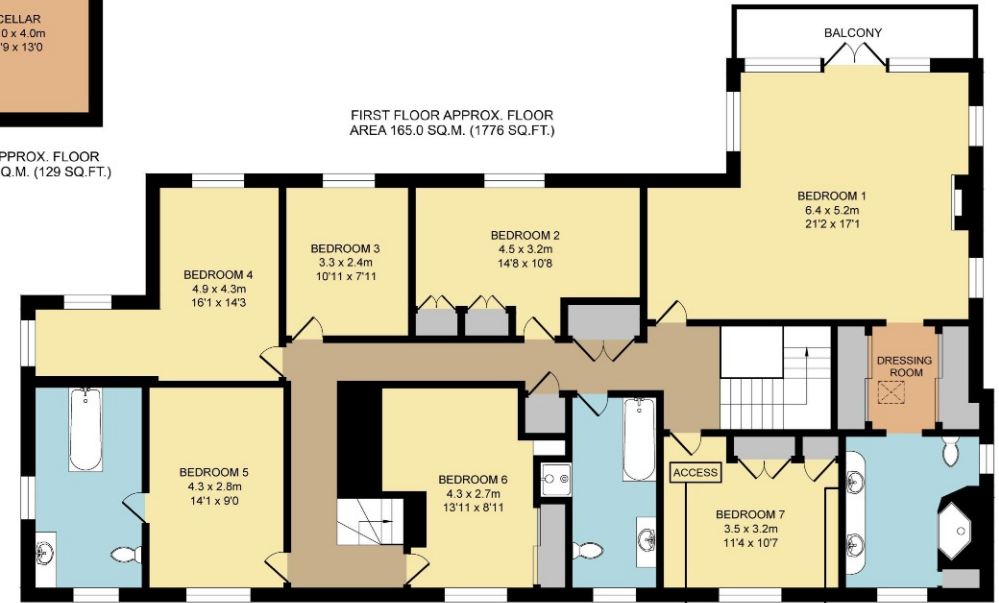


Dudley
**Singleton
& Daughter**
The Country Agent

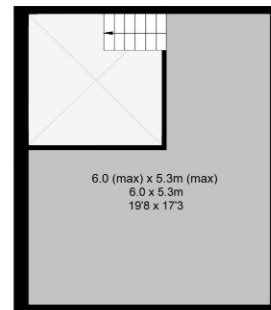




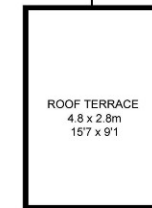
CELLAR APPROX. FLOOR AREA 12.0 SQ.M. (129 SQ.FT.)



GARAGE/WORKSHOP APPROX. FLOOR AREA 49.0 SQ.M. (527 SQ.FT.)



GARAGE FIRST FLOOR APPROX. AREA 22.0 SQ.M. (236 SQ.FT.)



RESTRICTED HEIGHT

TOTAL APPROX. FLOOR AREA 420.0 SQ.M. (4519 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk

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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
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