



BROOKHOUSE FARM, BURGFIELD

Berkshire, RG30 3SD



ATTRACTIVE FARMHOUSE WITH FLEXIBLE FAMILY LIVING

Brookhouse Farm enjoys a lovely setting within gardens and grounds of about 1.27 acres. Renovated and extended in recent years, it offers spacious and versatile family living.



Local Authority: West Berkshire

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil fired heating.



COMBINES CHARACTER & CONTEMPORARY LIVING

The reception hall leads to a superb kitchen/breakfast room featuring a central island, sitting and dining areas, a wood burner, and bi-fold doors opening onto the terrace and gardens. There is also a separate sitting room and a family room/home office, along with a utility, boot room and cloakroom.

Upstairs, the principal bedroom has a dressing room and en suite, along with four further bedrooms served by a bathroom and two shower rooms.

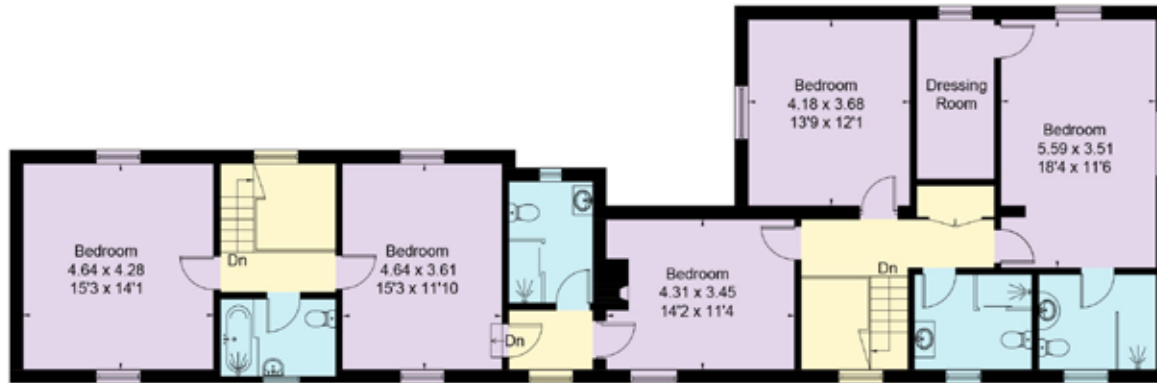
Approached via a quiet country lane with ample parking, the property borders open countryside and includes an oak-framed outbuilding with power and a room above, ideal for ancillary use subject to consent. The surrounding gardens are mainly laid to lawn with terraces, mature trees, a small copse and an attractive woodland walk.



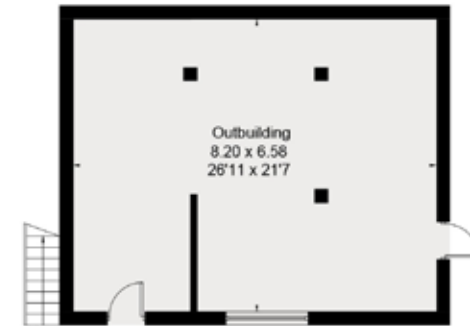




Approximate Area = 322.2 sq m / 3,468 sq ft
 Outbuilding = 81.4 sq m / 876 sq ft
 Total = 403.6 sq m / 4,344 sq ft
 Including Limited Use Area (4.4 sq m / 47 sq ft)



First Floor



(Not Shown In Actual Location / Orientation)

Outbuilding - Ground Floor



Outbuilding - First Floor



Ground Floor

☐ - Reduced head height below 1.5m



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. (ID767266)

We would be delighted
to tell you more.

Clive Moon

44 1256 630 976

clive.moon@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View, Basingstoke, RG21 4FF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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