



# COOMBE HOUSE

Chieveley, Berkshire



## A DISTINGUISHED UNLISTED GEORGIAN FORMER RECTORY OF SCALE AND ELEGANCE, SET WITHIN BEAUTIFULLY LANDSCAPED GARDENS.

Coombe House extends to approximately 6000 sq ft with potential ancillary accommodation, conveniently situated in the village of Chieveley with good access to London and well-regarded schooling.

### Summary of accommodation

#### House

**Ground Floor:** Reception hall | Drawing room | Dining room | Study | Kitchen/breakfast room | Boot room with shower room | Utility | Pantry | Cloakroom | Cellar

**First Floor:** Principal bedroom with adjoining shower room | Bedroom with adjoining shower room | Three further bedrooms | Family bathroom | WC

**Second Floor:** Bedroom with shower room | Loft storage

Swimming pool with summer house | Former coach house | Garden store | Partly walled Gardens

**Distances:** Newbury 4 miles (London Paddington from 40 mins), Hungerford 11 miles, Reading 16 miles

Oxford 22 miles, A34 1 mile, M4 (J13) 1 mile, Heathrow airport 45 miles

(All distances and times are approximate)

## LOCATION

Chieveley is a picturesque village located to the north of Newbury within the North Wessex Downs Natural Landscape. The village has excellent facilities with a village store and post office, doctors' surgery, a primary school, public house and village hall with adjoining recreation ground and tennis courts. Nearby Newbury provides more extensive facilities. Reading, to the east and Oxford to the north provide a more extensive selection of shopping, recreational and business facilities. The surrounding countryside offers a plentiful network of footpaths and bridleways, perfect for walking, riding and cycling. The Ridgeway trail is within easy reach and affords wonderful views of the surrounding countryside.

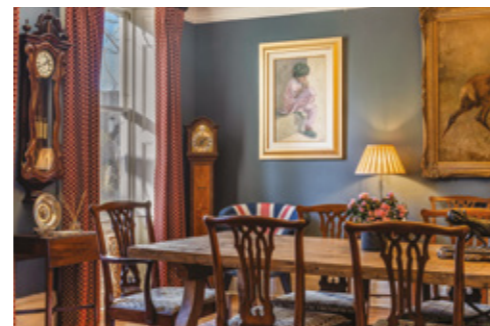
Communications are excellent with J13 of the M4 providing easy access to London, Heathrow Airport or the West Country. There are fast, regular trains to London Paddington, from Didcot (approx. 40 minutes) or Newbury (approx. 45 minutes).

There is a wide selection of well-regarded schools in the area, including Elstree, Brockhurst and Marlston, St Gabriel's, Downe House, Bradfield College, Radley, Marlborough College and Abingdon School. Additionally, Chieveley is within the catchment area of the highly regarded The Downs School.

## THE PROPERTY

Coombe House is an exceptional and unlisted former rectory, positioned discreetly in the heart of Chieveley and offering a blend of village convenience and complete privacy. Set well back from the High Street, the property presents an elegant Georgian façade and interiors rich in period charm, with origins believed to date to the 17th century.

The house offers beautifully proportioned rooms throughout, including a glorious central reception hall with open fireplace - an impressive space for entertaining.



The refined drawing room enjoys full height sash windows opening to the terrace and gardens, while the dining room, with log burning stove, connects seamlessly to the kitchen. A charming front study provides an ideal home office or an inviting additional sitting room/playroom.

The layout lends itself perfectly to modern family living, with flexibility to tailor rooms to individual needs. The light filled kitchen and breakfast room opens directly onto the garden and is fitted with bespoke cabinetry and a four oven AGA. Leading off the kitchen is a walk in pantry, laundry room, boot room and cloakroom/shower room.

The first floor comprises five generous bedrooms and three bathrooms. The principal bedroom enjoys views over the rear garden, while the impressive guest bedroom with adjoining shower room offers an alternative principal option. The second floor provides a versatile arrangement of three further rooms, ideal as additional bedrooms, a playroom or guest accommodation.





Approached via wrought iron gates, the sweeping gravel driveway creates an immediate sense of arrival, complemented by elegant planting, specimen trees and clipped topiary. A period brick outbuilding, believed to be a former coach house, benefits from planning permission for conversion to ancillary accommodation (Ref: 23/01805/FUL), offering valuable scope.

The beautifully arranged rear gardens are a standout feature, with a large formal lawn and natural stone terrace providing superb entertaining space. Designed for year-round appeal and low maintenance, the garden is structured around topiary, pleached fruit trees and colourful mixed borders. A swimming pool and pool house, create a focal point, enjoying full sun throughout the day. Further traditional brick outbuildings offer excellent storage and potential.



# VIEWING

Viewing by prior appointment only with the Agents.

# PROPERTY INFORMATION

EPC band: F

Local Authority: West Berkshire Council

Council Tax: Band H

Services: Mains electricity, water and drainage. Oil-fired central heating. Electric vehicle charging points.

Postcode: RG20 8UX

What3words: ///materials.guards.coats

Tenure: Freehold

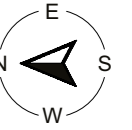


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area 506.7 sq m / 5454 sq ft  
 Cellar = 48.7 sq m / 524 sq ft  
 Outbuilding = 148.2 sq m / 1595 sq ft  
 Total = 703.6 sq m / 7573 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.



I would be delighted  
to tell you more.

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