



RED FARM HOUSE

Shaw, Newbury, Berkshire



A BEAUTIFULLY RENOVATED PERIOD FARMHOUSE SET IN ELEVATED PRIVATE POSITION WITH STUNNING VIEWS

Summary of accommodation

Reception hall | Kitchen/dining room | Study/snug | Drawing room | Sitting room | Laundry room | Boot room | Plant room | WC
Principal bedroom with adjoining dressing room and bathroom | Bedroom with dressing area, adjoining bathroom and balcony
Three further bedrooms | Family bathroom

Studio with shower room | Double garage | Tennis court | Two separate offices

Distances: Newbury 1 mile (London Paddington 45 minutes), Hungerford 8 miles
Reading 18 miles, Oxford 27 miles, M4 (Junction 13) 3 miles
(All distances and times are approximate)

LOCATION

Situated in Shaw on the northern edge of Newbury. Red Farm House enjoys a private setting. The house is approached via a shared driveway serving two other properties and benefits from far-reaching views across open countryside.

Nearby Newbury provides a wide range of shopping and leisure amenities, including a Waitrose supermarket just a short drive from the property.

The area is particularly well served by an excellent selection of schools, both state and independent, including Bradfield College, Brockhurst and Marlston House, Elstree, Downe House, Cheam, St Gabriel's, Marlborough College and St Bartholomew's.

Red Farm House enjoys convenient access to major transport routes, with the A34 providing links to the north and the M4 offering direct routes to London. Newbury mainline station offers regular services to London Paddington, with journey times from 50 minutes.

THE PROPERTY

Red Farm House is an attractive period farmhouse, believed to date from the early 1800s. Unlisted and extensively renovated to a high standard by the current owners, the property has been thoughtfully extended whilst combining period charm with well-balanced modern living.

A thoughtfully designed extension creates a further generous sitting room on the ground floor and a well-appointed principal bedroom suite above. In addition, the house has benefited from the installation of new windows throughout, together with underfloor heating throughout the ground floor, including the entrance hall and kitchen/dining room. Renovations also include the addition of a detached garage with a studio above.



The accommodation is light, spacious and beautifully presented throughout, with exposed beams providing a sense of character and continuity. A generous reception hall sits at the centre of the house, leading to the main reception rooms.

The well-appointed drawing room enjoys views over the gardens and features a striking fireplace, characterful exposed beams and double doors opening onto the terrace, perfect for summer entertaining.

At the heart of the home lies the kitchen/dining room, a well-proportioned and sociable space centred around a large island, with direct access to the terrace, ideal for both everyday family life and entertaining. An adjoining snug offers flexibility as a home office or playroom.

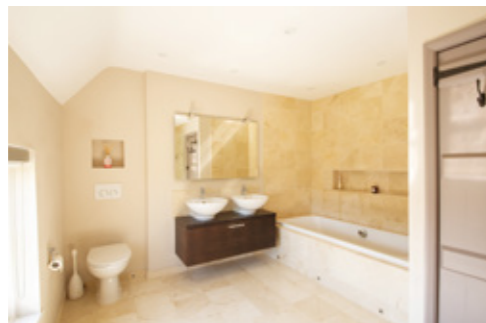
A further generously proportioned sitting room, created as part of the extension, provides excellent additional reception space.

Practical additions to the ground floor also include a boot room, laundry room, WC and plant/boiler room.

A galleried staircase leads to the first-floor landing. There is a generous principal suite with a floor-to-ceiling window, enjoying garden views and an abundance of natural light, along with a large dressing room and adjoining bathroom.

The first floor further offers four generously proportioned double bedrooms. One of which benefits from a balcony with garden view, a dressing area and en suite. The remaining three bedrooms are well served by a family bathroom.

The property further benefits from a detached garage building with a first floor studio and shower room, offering flexible accommodation suitable for guest use or as an office. In addition, there are two separate, modern office units set away from the main house, an ideal solution for home working while remaining distinct from the property.



The gardens and grounds wrap around the house and are laid predominantly to lawn, complemented by mixed borders and mature ornamental trees.

A generous paved terrace extends along the rear elevation. The space is ideal for outdoor dining and entertaining, enjoying an open outlook across the gardens and surrounding countryside.

The grounds are further enhanced by a tennis court.

PROPERTY INFORMATION

EPC band: D

Local Authority: West Berkshire Council

Council Tax band: G

Services: Mains water, mains electric, private drainage, oil heating with electric underfloor. Gigaclear fibre broadband.

Postcode: RG14 2TE

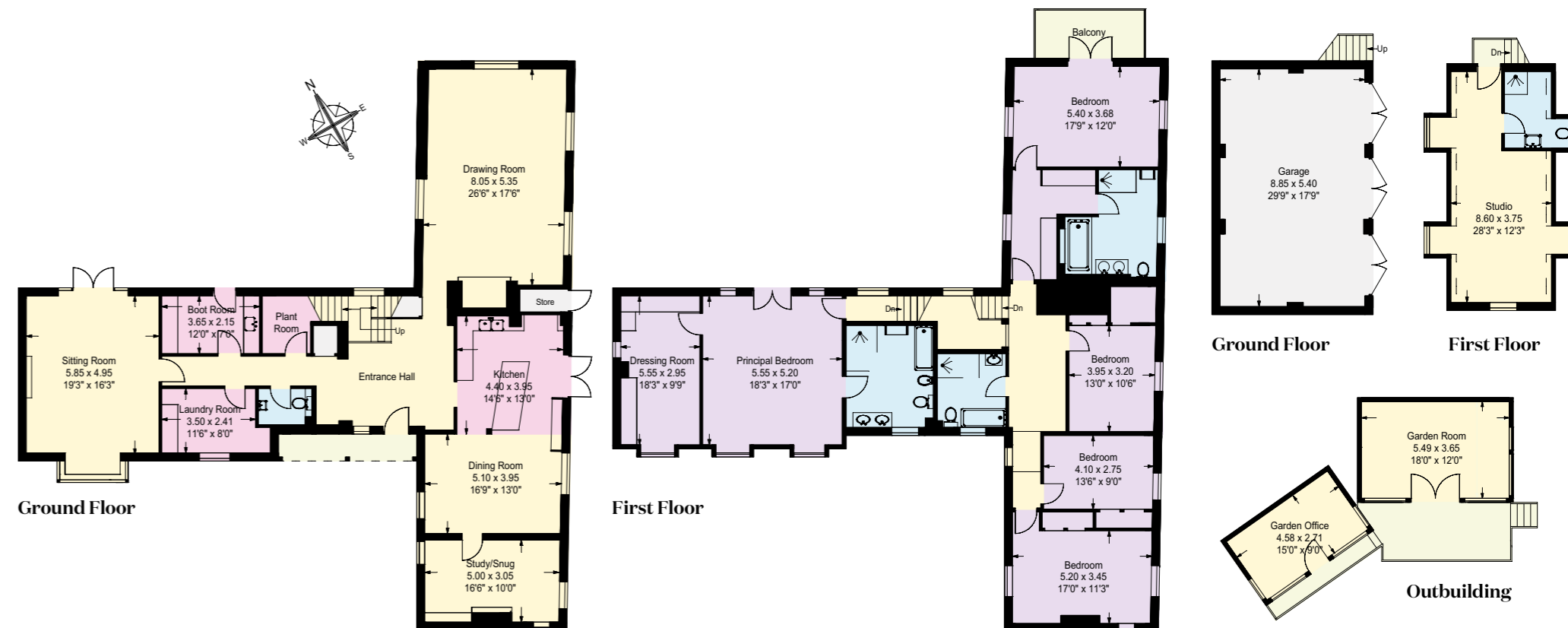
What3words: ///lakeside.towels.pilots

Tenure: Freehold

VIEWING

Viewing by prior appointment only with the Agents.

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



Approximate Gross Internal Area
 House: 385sq.m. or 4144sq.ft.
 Studio: 34sq.m. or 366sq.ft.
 Garage: 48sq.m. or 517sq.ft.
 Outbuilding: 32sq.m. or 345sq.ft.
 Total: 499sq.m. or 5371sq.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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