



BOWDOWN HOUSE
Guide Price £1,000,000

Carter Jonas

BOWDOWN HOUSE 41 BURYS BANK ROAD GREENHAM RG19 8DB

- Newbury and Newbury station 3 miles
- Thatcham station 2.5 miles
- M4 (J13) 7 miles

Entrance hall · cloakroom · 3 reception rooms · kitchen/ breakfast room · range of pantrys, larders and stores · cellars · 4 first floor bedrooms with 2 bathrooms · 2 second floor bedrooms with kitchen and bathroom · lodge with garage, sitting room, kitchen, bedroom and bathroom · beautiful grounds · Energy Rating G

SITUATION

The property is situated close to the historic and highly sought-after market town of Newbury. The town is a pleasant destination offering a wide range of shopping and leisure facilities including a great choice of restaurants, including two Michelin starred restaurants, pubs and shops, the larger supermarkets including Waitrose on the edge of the town and a Marks & Spencer at the retail park. There is a choice of leisure activities on offer with Newbury racecourse and several golf courses nearby. The area benefits from fast transport links including Newbury station offering regular trains to central London in around 40 minutes and the nearby M4 and A34 also offers easy access to Reading, London and the West Country. There are excellent independent and state schools in the area, including Horris Hill, St. Gabriel's, Thorngrove, Cheam, Elstree, Downe House, Park House School and St Bartholomew's to name a few.

DESCRIPTION

This splendid five-bedroom property occupies a significant proportion of the large Bowdown House, a substantial country house within easy reach of Newbury. The house has been divided into two separate dwellings, with this five bedroom property offering more than 5,000 square feet of accommodation, with a wealth of character, charm and original features.

AVAILABLE CHAIN FREE - A SUBSTANTIAL WING OF A COUNTRY HOUSE REQUIRING MODERNISATION AND OFFERING EXTENSIVE ACCOMMODATION OF OVER 5000 SQUARE FEET SET WITHIN APPROXIMATELY 3 ACRES.



The accommodation displays beautifully preserved period detailing, including extensive wood panelling in the 24ft drawing room, tiled flooring, stripped wooden floorboards and open fireplaces in several rooms. There are three reception rooms on the ground floor, with an additional sitting room to the second floor, providing spacious, flexible living. The ground floor also has a large kitchen/ breakfast room, a range of pantries and substantial larder and stores. On the first floor there are four generous double bedrooms and two bathrooms, one of which has a separate WC. There is also a smaller room, which could be used as an office or a dressing room. The second floor has a further double bedroom and an additional bathroom, as well as a small kitchen and a 21ft sitting room, which could be used as a further bedroom if required. Across the courtyard, a lodge provides useful further accommodation, with a sitting room, a kitchen, a well-proportioned double bedroom and a bathroom. The space is ideal for guests or family members.

OUTSIDE

The property is approached from the road via a long driveway, which opens onto a gravel parking and turning area, with space for several vehicles. To the side of the house is the entrance to the central paved courtyard, with its garaging block for further parking for 3 cars or storage, and several additional buildings and stores. The gardens and grounds surrounding the house include rolling lawns and meadows, surrounded by the mature woodland of Bowdown Woods, which is managed by the Berkshire Buckinghamshire and Oxfordshire Wildlife Trust. The grounds exclusive to Bowdown Lodge total approximately 3 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity. Share septic tank/sewage treatment plant. Oil fired central heating.

Local Authority: West Berkshire Council – 01635 551111

Council Tax: Band H

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use postcode RG19 8DB



Bowdown House, Burys Bank Road, Greenham, Thatcham
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 5,427 SQ FT / 504 SQ M
 GARAGES = 469 SQ FT / 44 SQ M
 WORKSHOP AND STORES = 350 SQ FT / 33 SQ M
 ANNEXE = 876 SQ FT / 81 SQ M
 TOTAL = 7,122 SQ FT / 662 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E		
21-38	F		
1-20	G	10 G	

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