**FOX HILL HOUSE**
Guide Price £1,650,000

Carter Jonas

# FOX HILL HOUSE
# FOX'S LANE
# KINGSCLERE
# RG20 5QB

## A WELL PRESENTED, SUBSTANTIAL FAMILY HOME PROVIDING EXTENSIVE ACCOMMODATION, TRIPLE BAY GARAGE WITH ROOM ABOVE AND SET WITHIN A SOUTH-WEST FACING PLOT OF JUST OVER 2 ACRES IN THIS MUCH SOUGHT AFTER VILLAGE BETWEEN NEWBURY AND BASINGSTOKE.

– Newbury and Newbury station 8 miles
– Basingstoke and Basingstoke station 10 miles
– M4 (J13) 12 miles, M3 10 miles

Reception hall · cloakroom · drawing room · study · sitting room · conservatory · dining room · kitchen/breakfast room · utility room · principal bedroom with ensuite bathroom · four further double bedrooms · family bathroom · triple garage with loft room above · electric gates and plenty of parking · established and private garden · scope to extend subject to the relevant permissions · Energy Rating D

### SITUATION

Kingsclere is an attractive village lying just off the A339 road midway between Newbury and Basingstoke. It has a good range of facilities for everyday needs including shops, post office, primary school, health centre with dentist attached, public houses and churches. There is also the Fieldgate Community Centre with sports field and other sports clubs in the village. For more recreational amenities horse racing can be found at Newbury and Salisbury, golf at Sandford Springs and fishing on the Kennet, Test, Anton and other chalk streams. The village is surrounded by attractive countryside which provides good walking and riding, including the renowned Watership Down, which Fox Hill House overlooks. Communications from here are good both by road and rail, and there is a regular bus service into both Newbury and Basingstoke. The well-regarded Cheam School is close by and there are many other excellent Independent Schools in the area including Elstree, Horris Hill, St Gabriel's, Downe House, Winchester College, St Swithuns and Radley College to name but a few

### DESCRIPTION

Fox Hill House is a substantial family house originally built in the 1950's and was substantially extended in the

1980's/1990's on either side of the original house and there is still further scope to extend subject to the relevant permissions. An impressive reception hall welcomes you to the house and an open staircase gives access to the bedrooms on the first floor. Radiating from the hall is all the principal accommodation including a fitted study, sitting room with conservatory, dual aspect dining room with bay window and a wonderful sitting room with beautifully high ceilings and French doors to the rear. Completing the accommodation on the ground floor there is a well equipped kitchen/breakfast room with a range of eye and base level units, utility room plus a cloakroom and storage cupboard off the entrance hall. There is also a porch/boot room off the kitchen leading out into the garden. To the first floor the feeling of light and space continues with 5 double bedrooms and 2 bathrooms including a stunning principal suite with extensive built in wardrobes and ensuite bathroom.

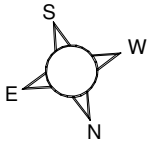
### OUTSIDE

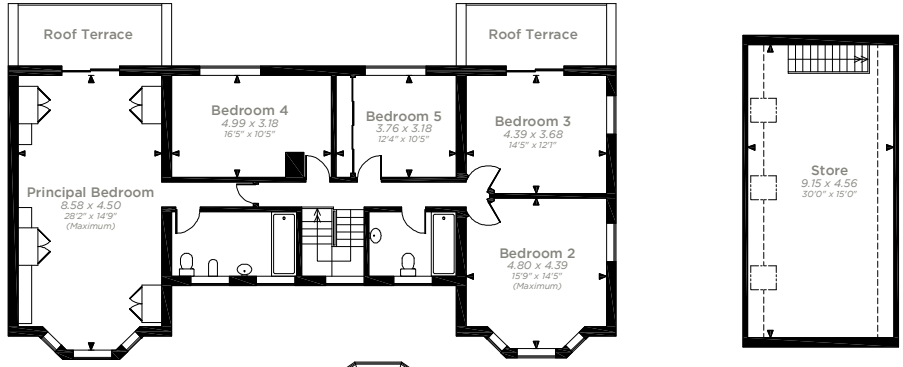
The property offers an enviable location down a country lane surrounded by splendid countryside yet is only 10 minutes walk to the centre of the village. Sitting in grounds of over 2 acres the property enjoys a private, secluded location with beautiful views over its own garden and scenery beyond. There are electric double gates giving access to the house and garage providing generous block paved parking to the front. Also, to the front of the house there is a substantial garage block which has internal stairs to a large loft room above which could be used for a variety of uses and subject to the relevant permissions easily converted into an annex. To the rear there is a lovely open garden and primarily laid to lawn with mature hedging on its boarders. On one side of the garden there are 2 converted stables offering excellent storage while to the rear of the house there is an extensive patio area ideal for alfresco dining.

## ADDITIONAL INFORMATION

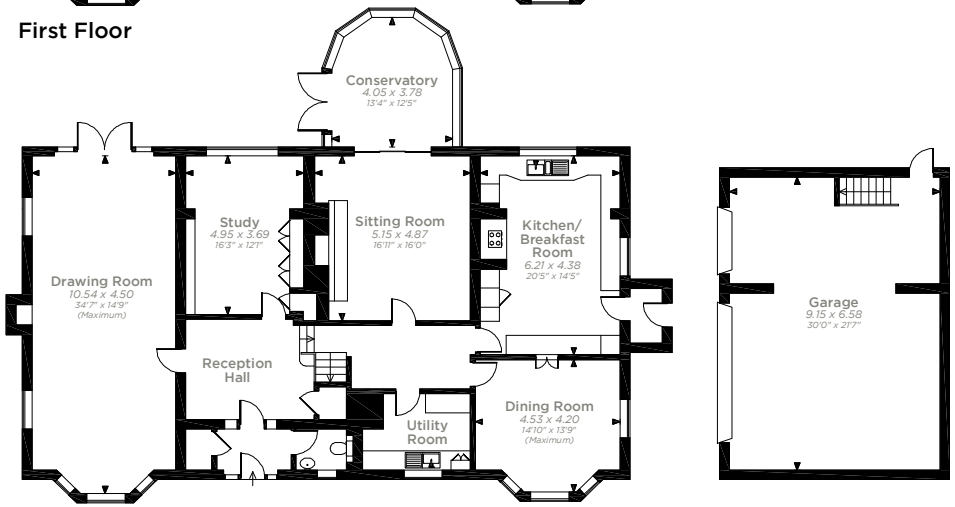
**Services:** Mains water and electricity. Oil fired central heating. Septic tank drainage. Solar panels (2013) with feed in tariff.
**Local Authority:** Basingstoke & Deane Borough Council
**Council Tax:** Band G

## Fox Hill House, Fox's Lane, Kingsclere, Newbury
Approximate Gross Internal Area
Main House = 3,584 sq ft / 333 sq m
Garage = 1097 sq ft / 102 sq m
Total = 4,577 sq ft / 425 sq m




First Floor




Ground Floor

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The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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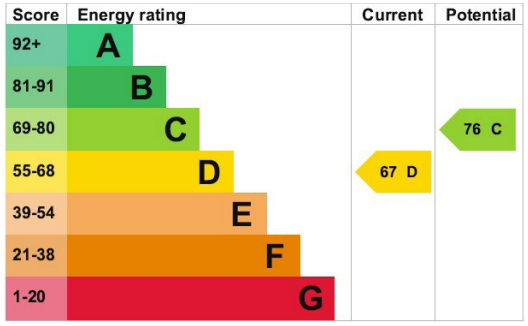


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