



OAK MEAD

Guide Price £1,600,000

Carter Jonas

OAK MEAD WICKHAM HEATH NEWBURY RG20 8PH

- Newbury town and mainline station 3.7 miles
- Kintbury village and mainline station 2.7 miles
- M4 (J14) 2.5 miles

Spacious entrance hall with stunning centre staircase
· 4 reception rooms · large kitchen/breakfast room ·
6 bedrooms including a principal suite with en suite bathroom and 3 further en suite bedrooms · second floor accommodation with an additional guest bedroom with en suite · electric gates · generous driveway · detached studio with separate store/utility area, en suite shower room and stairs to a loft room · equestrian facilities including modern superbly equipped 6 bay stable block with tack room · Martin Collins outdoor school with a waxed sand and fibre surface · modern barn of 1,662 sq.ft · gardens and paddocks totalling 3.22 acres · Energy Rating D

SITUATION

Wickham Heath is a small hamlet on the B4000 between Newbury and Lambourn. It is surrounded by beautiful countryside for walking and riding, there is also a primary school, public house and church. Communications are very good from here, with the M4 motorway junction 14 within 2.5 miles and the A34 accessible at junction 13. Newbury and Hungerford are nearby, both with good shopping facilities and mainline rail links to London Paddington. Marlborough, with good shops and the renowned Marlborough College is 15 miles away.

DESCRIPTION

Oak Mead is a substantial family house with well presented modern accommodation throughout. An impressive 23' entrance hall with wood centre staircase gives access to all principal accommodation including a study, family room, dining room and a wonderful sitting room at the rear of the property giving views over the paddocks from here double aspect patio doors give access to the rear of the property.

AN EXTREMELY IMPRESSIVE MODERN FAMILY HOUSE LOCATED ON A COUNTRY LANE SURROUNDED BY COUNTRYSIDE. THE PROPERTY BENEFITS FROM GARDENS AND GROUNDS OF 3.22 ACRES AND EXCELLENT EQUESTRIAN FACILITIES INCLUDING OUTDOOR SCHOOL WITH A SAND AND RUBBER MIX, HIGH QUALITY BARN AND STABLE BLOCK.



There is a modern well equipped kitchen/breakfast room with granite work tops and extensive appliances including integrated double oven and hob, dishwasher and fridge. To the ground floor there is also a cloakroom off the entrance hall and a separate utility with outside access providing excellent additional storage and housing the oil fired boiler. To the first floor the feeling of light and space continues with 5 bedrooms including a stunning principal suite with extensive built in wardrobes and en suite bathroom, there are an additional 4 bedrooms to this floor, 3 of them benefiting from en suite facilities. An additional staircase leads to second floor accommodation comprising of a long guest bedroom with en suite facilities.

OUTSIDE

The property offers an enviable location down a country lane surrounded by splendid countryside. There are 2 gated driveways giving access to the house both providing generous parking. The second driveway giving access along the side of the house to the equestrian facilities. The beautifully tended gardens and paddocks total 3.22 acres, there is a detached studio (formally the garage) with kitchenette, shower room and steps to a loft room. There is a large gravel drive to the front with ample parking while to the rear there is an extensive patio which leads to generous and enclosed rear garden. The equestrian facilities are a particular feature of the property with a tack room and 6 loose boxes with excellent facilities including lighting and heating. Beyond the stabling is an impressive barn, post and rail enclosed Martin Collins outdoor school with a waxed sand and fibre surface, these facilities overlook the paddocks all gated with post and rail fencing.

ADDITIONAL INFORMATION

Local Authority: West Berkshire Council – 01635 551111

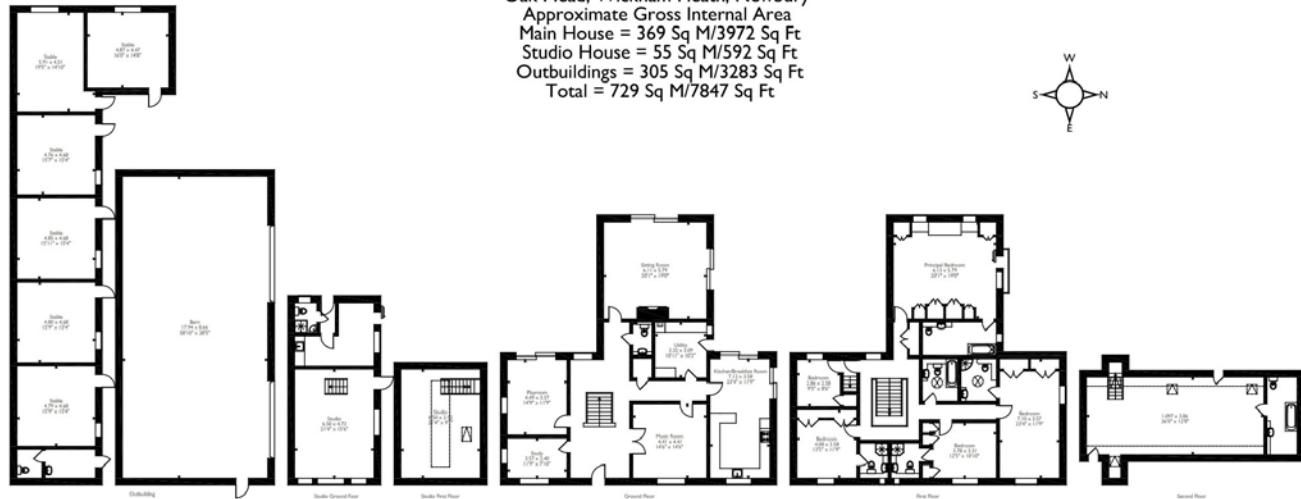
Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010.

Directions: From Newbury take the A4 west following signs to Hungerford and then proceed onto the B4000 towards Stockcross. Proceed through Stockcross into Wickham Heath and after approximately 2 miles turn right into Coombesbury Lane, the property can be found 250 yards down the lane on the left hand side.







Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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