



BRUSHWOOD

Guide Price £1,250,000

Carter Jonas

BRUSHWOOD CROOKHAM COMMON THATCHAM RG19 8EL

- Newbury town and station 4.5 miles, Thatcham town and station 3 miles
- M4 (J13) 8 miles
- A34 5 miles
- Basingstoke 13 miles

Spacious entrance hall with woodburning stove · characterful sitting room with open fire · dining room · impressive kitchen/breakfast room · utility room with adjacent cloakroom · study · principal bedroom with en-suite bathroom and dressing room · guest bedroom with en-suite bathroom/dressing room · 3 further bedrooms · southerly facing rear garden and large private front garden measuring 0.3 of an acre · over 2 acres of woodland and paddocks · stable and tack room · summerhouse · garage · large timber shed · air source heat pump for central heating · Council Tax Band F · Energy Rating D

SITUATION

Brushwood is situated in a very leafy and attractive setting on the south edge of the expansive Greenham Common. Headley is the nearest village which is only a short drive away on the way towards Kingsclere and Basingstoke. Within the village there is a church and a well-stocked community shop and community hall which hosts many activities. The area is surrounded by attractive countryside providing good walking and riding. From the house there are numerous footpaths and bridleways over which the vendor has direct and unrestricted access to Greenham and Crookham Commons which is an ideal open space for recreation.

DESCRIPTION

Brushwood is a beautifully presented 5 bedroom property which has been the subject of extensive sympathetic restoration and extension since the mid 1970's.

A BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS UNLISTED PERIOD COTTAGE IN AN IDYLIC AND PRIVATE WOODLAND SETTING OF APPROXIMATELY 2.5 ACRES.



In the last 5 years the property has been greatly enhanced and extended by the current owners to create a wonderful family house. While still retaining an abundance of character it offers generous living accommodation in a beautiful peaceful setting – a real hidden gem. A light and airy entrance hall, with woodburning stove, offers additional space to extensive accommodation. There is lovely sitting room with open fire and exposed beams which has a door to the study and opens out into an expansive dining room. The kitchen/breakfast room has a real 'wow' factor with a beautiful, fitted kitchen, large island unit and snug area and is perfect for accessing the garden through the fully glazed sliding doors. Off the kitchen is a utility room and WC cloakroom. The first floor has been completely remodelled and provides a newly formed principal bedroom with an impressive fitted en-suite bathroom with separate, walk-in shower and dressing room. A second double bedroom has an en-suite bathroom room/dressing room and there are 3 further bedrooms complemented by the family bathroom.

OUTSIDE

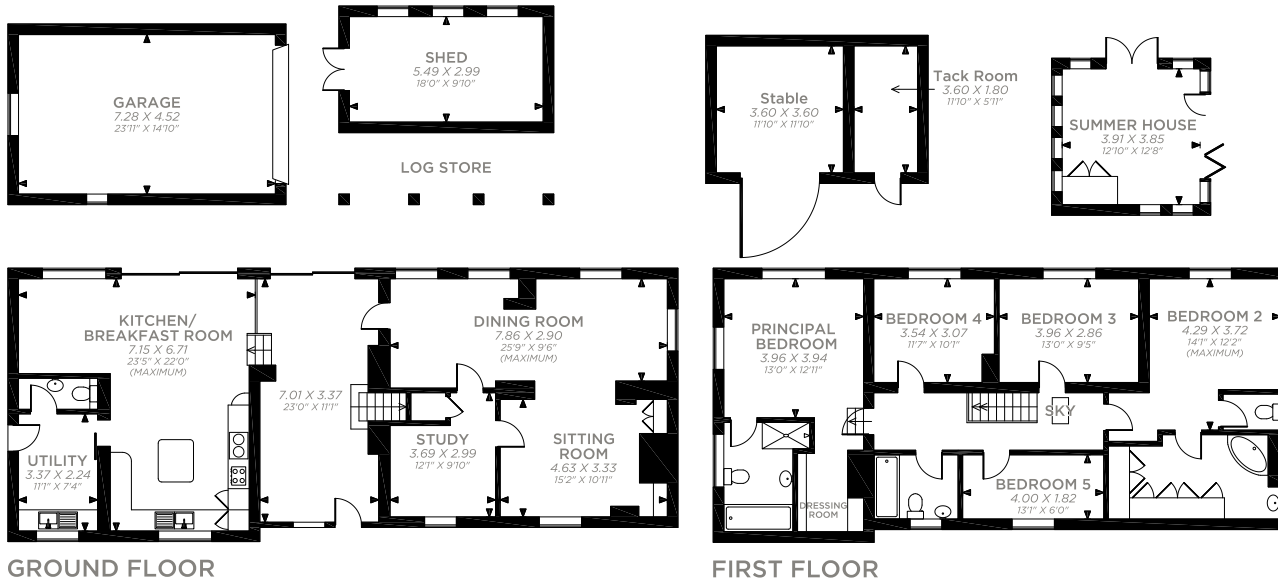
The property is approached over Crookham Common and entered via wooden double gates. There is a sizeable lawned garden that extends the recreation space and benefits from a drive, garage, shed and timber store. To the rear there is a southerly facing garden with expansive patio area overlooking the adjoining fields with a large, quality bespoke timber built summerhouse. A real feature of the property is the land which measures over 2 acres and is made up of part paddock land with a stable and the beautiful woodland.

Services: Mains water and electricity, septic tank drainage, air source heat pump for central heating.

Directions: From Newbury proceed east on the A339 towards Kingsclere. Before you approach Headley, take the first left at the roundabout onto Thornford Road. From the roundabout on the A339 it is half a mile to the left turning signposted to veterinary surgery then proceed onto the common (passing the fork on your left with a board with various property names on it, including Brushwood). Continue up this track past Foxhold Farm and take the next track to the right. Follow this down to the end where Brushwood can be found.



Brushwood, Crookham Common, Thatcham
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 2,531 SQ FT / 235 SQ M
 GARAGE = 354 SQ FT / 33 SQ M
 OUTBUILDINGS = 560 SQ FT / 52 SQ M
 TOTAL = 3,445 SQ FT / 320 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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