



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 IDYLLIC 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.

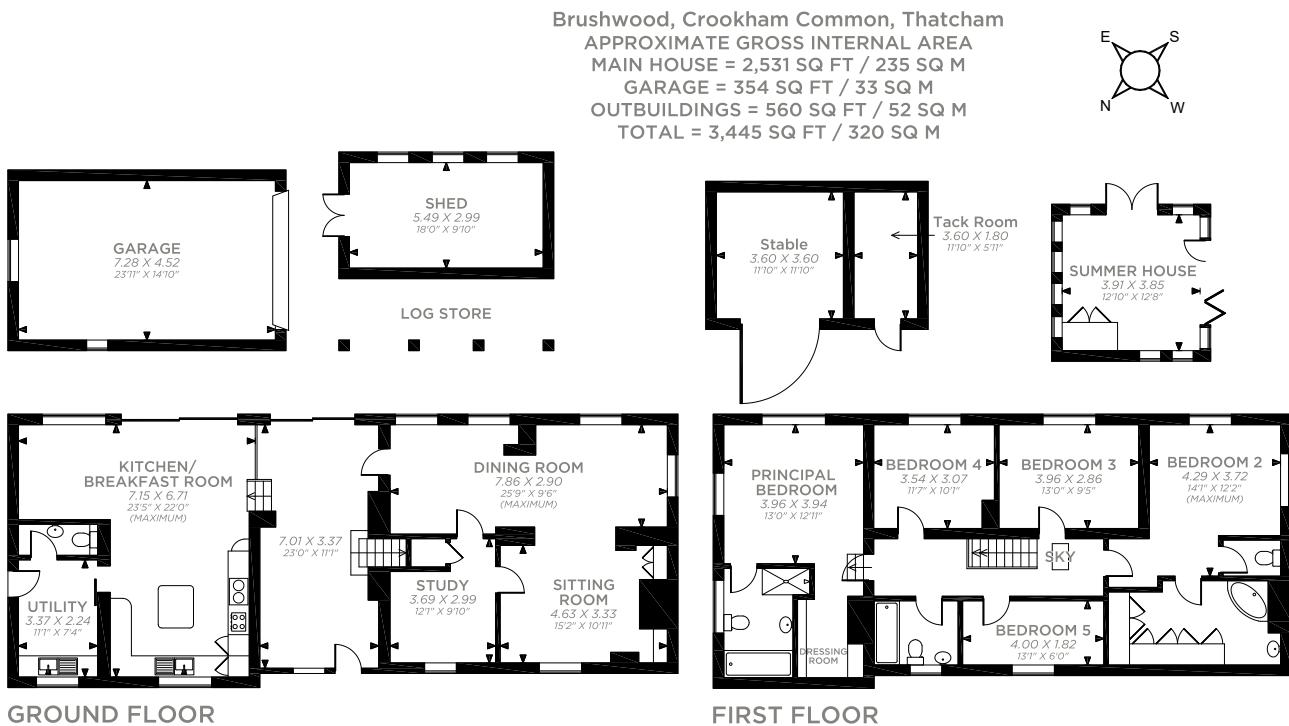
OUTSIDE

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.

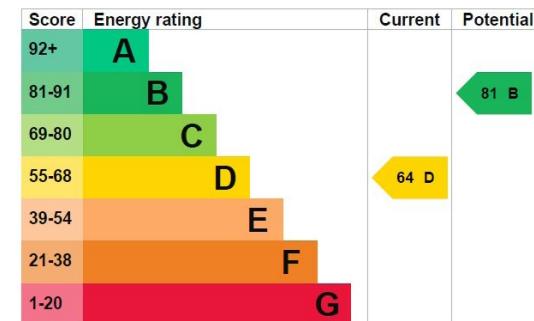
Services: Mains water and electricity, septic tank drainage, air source heat pump for central heating.

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.





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8673358/DMS



Newbury 01635 263000

newbury@carterjonas.co.uk
51 Northbrook Street, Newbury, RG14 1DT

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations, warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.