

Malthouse Farm,
Brightwalton, Berkshire, RG20 7BU

Carter Jonas

Malthouse Farm, Brightwalton, Berkshire, RG20 7BU

– Didcot Parkway (London Paddington in 42 minutes) 12 miles–

– Newbury (mainline station) 9 miles

– Hungerford 10 miles

– Wantage 7 miles

Description

Spacious entrance hall with a lovely sweeping staircase; drawing room, sitting room, dining room, kitchen/ breakfast room, family room, utility room, boot room, pantry, two cloakrooms, cellar, office, wine store; principal bedroom with walk-in wardrobe and bathroom; guest bedroom with en suite bathroom; three further bedroom suites; self-contained cottage with kitchen, dining room, sitting room, two bedrooms and one bathroom; additional studio flat with kitchen/living room/bedroom, shower and cloakroom. Outside there is a substantial building which currently houses an indoor swimming pool, gym, games room, garage and further storage. Lovely established gardens with a tennis court and agricultural/grazing land; in all, the gardens and grounds amount to approximately 35 acres. EPC rating: F.

Malthouse Farm is situated in a private location surrounded by beautiful farmland, yet within striking distance of excellent road and rail networks. This means that it provides the peace and quiet of a country house, yet has excellent connections to local business centres and central London. From the property there are some beautiful walks along country footpaths and lanes, yet it is within easy reach, via the A34, of Didcot Parkway, where there are trains to London Paddington in only 42 minutes.

Situated in the North Wessex Downs Area of Outstanding Natural Beauty and in a lovely edge-of-village location, a fabulous family home with secondary accommodation, tennis court, indoor pool, outbuildings and approximately 35 acres.




BRITISH HORSE
THE FIELD
Christmas Special
THE FIELD

Location

Local facilities can be found in Newbury, Hungerford and Wantage, which offer a comprehensive range of everyday shopping requirements. Further facilities can be found in Oxford, which is also within easy reach. Malthouse Farm is also well placed for access to highly regarded schools in the area, both state and private, including Downe House, Marlborough College, Radley College, Abingdon School, St Helen and St Katharine, and other respected schools in Oxford. It is also within the catchment for the highly respected Downs School in Compton, which has always had an excellent reputation. In addition, there is an excellent local primary school in the village, which has been popular with parents for many years.

Malthouse Farm is a spacious unlisted country house of Georgian origins occupying a very quiet location surrounded by beautiful countryside. The house is approached by a sweeping drive and sits in a private location within the grounds, with the majority of the principal rooms and garden facing south. The property extends to approximately 5,000 sq ft and is a very comfortable, family-sized home, presented to a high standard throughout. The whole house is lovely and light and has high ceilings with well-proportioned rooms. The present vendors have improved the property during their ownership, but there is also scope for it to be extended further should a purchaser wish to create more accommodation.

The house is in a private location surrounded by its own garden and grounds. Directly behind the property is a large terrace providing an excellent outside entertaining area, and the garden is very established, with a range of mixed borders, shrubs, trees and plants. It also has the benefit of a hard tennis court and the agricultural/grazing land beyond.







The secondary accommodation is extremely useful and comprises a two-bedroom cottage and a separate studio flat, both in an attractive converted barn to one side of the drive. Perfect for guests, extended family members or staff. In addition, there is a substantial original farm building which provides an indoor swimming pool, a gym, a garden store, a garage and storage.

Please note that there is a permissive footpath which provides an alternative to the current footpath situated to the west of the house. This could be formalised subject to the usual consents. Please ask the agent for further information. Also, 20 acres of the land is presently let on a farm licence.

Additional Information

Services: mains water and electricity (backup generator), a private drainage system and oil-fired heating.

Local authority: West Berkshire Council

Council tax bands: House – G, Cottage – C, and the Studio – A





MALTHOUSE FARM, BRIGHTWALTON, NEWBURY

APPROXIMATE GROSS INTERNAL AREA

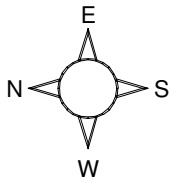
MAIN HOUSE (INCL. CELLAR)= 460 SQ M / 4,951 SQ FT

BARN COTTAGE / STUDIO = 154 SQ M / 1,658 SQ FT

BARN = 719 SQ M / 7,739 SQ FT

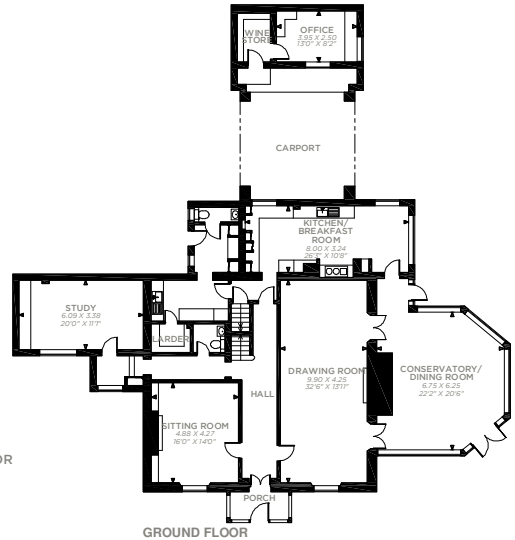
OUTBUILDINGS = 88 SQ M / 947 SQ FT

TOTAL =1,421 SQ M / 15,295 SQ FT

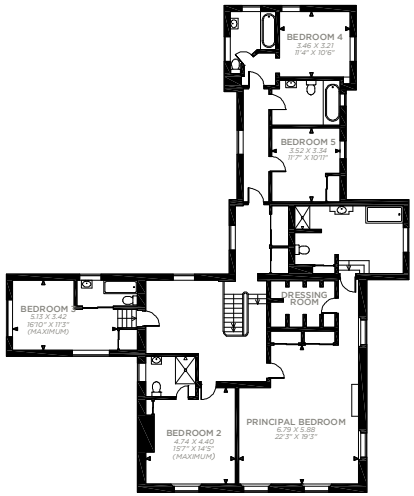




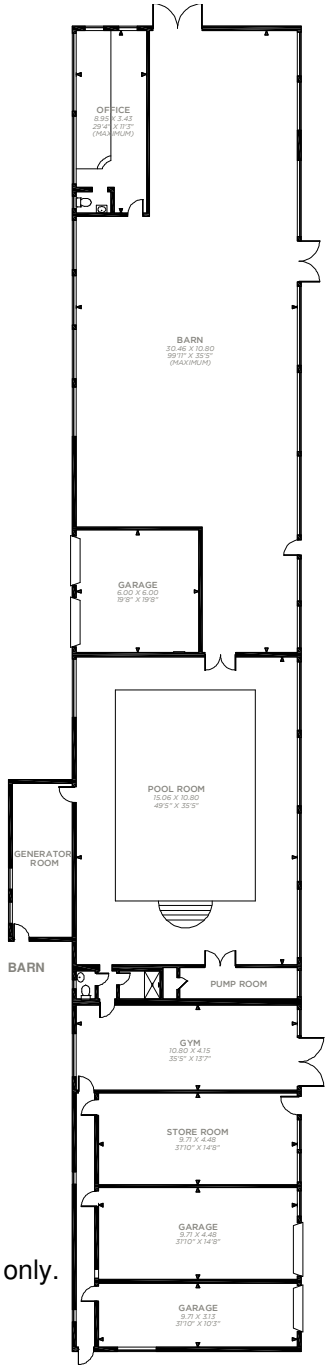
BARN COTTAGE
LOWER GROUND FLOOR



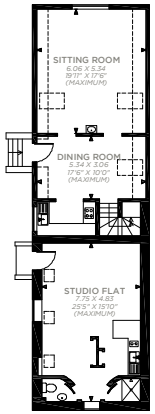
GROUND FLOOR



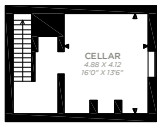
FIRST FLOOR



BARN

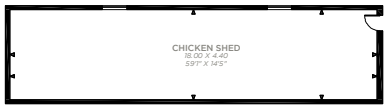


BARN COTTAGE
GROUND FLOOR



CELLAR



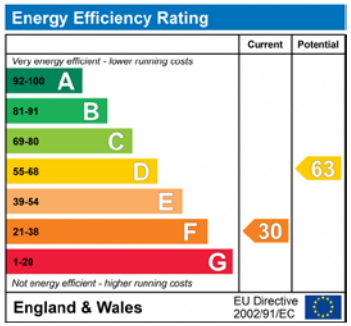


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The position & size of doors, windows, appliances and other features are approximate only.

⊏ ⊐ ⊏ ⊐ Denotes restricted head height

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