

GENESIS
Offers in excess of £3,500,000

Carter Jonas

Genesis
Snelsmore Common
Newbury
RG14 3BG

A34, A4 and M4 (Junction 13) providing convenient access to London, Reading, Oxford, Swindon and Basingstoke. Regular mainline rail services from Newbury provide direct connections to London Paddington in 43 minutes

Exceptional Scale • Elevated Setting • Principal Spaces: Includes a magnificent drawing/dining room with a sweeping balcony and an expansive kitchen and breakfast room • Dedicated Home Office • Luxury Leisure Level: Features a 12.6m indoor swimming pool, changing facilities, a fully equipped gym, a massage room, and a sauna • Premium Entertainment: Boasts a dedicated cinema room, wine cellar, and a games and casino lounge complete with a wet bar • Unique Architecture • Flexible Accommodation: Offers 7 bedrooms with six spacious en-suite guest/family bedrooms • Independent Living: Includes a self-contained one-bedroom top-floor annexe and a separate two-bedroom apartment for staff or guests • Expansive Grounds: Set within 6.3 acres of landscaped gardens, mature woodland, secluded lawns, and a picturesque lake • Eco-Friendly Utilities: Features private water/drainage, mains electricity, and a sustainable ground and water source heat pump • Secure Arrival: Accessed via private electric gates and a sweeping gravel driveway leading to a large parking courtyard • Enviable Location: Situated in an Area of Outstanding Natural Beauty (AONB) just two miles from the vibrant market town of Newbury • Elite Schooling: Conveniently located near renowned independent schools including Bradfield College, Elstree, and Ludgrove • Superb Connectivity: Provides easy motorway access (M4/A34) and direct rail links from Newbury to London Paddington in 43 minutes • Energy Rating tbc

Genesis is a magnificent 13,700 sq ft modern Country House set within 6.3 acres of the North Wessex Downs, seamlessly blending grand-scale entertaining spaces, superb family accommodation, exceptional wellness and leisure facilities with woodland grounds and wonderful outside entertaining areas.



Description

Genesis is a meticulously designed 13,700 sq ft architectural masterpiece arranged over three grand levels, seamlessly balancing monumental scale with effortless everyday living. The residence features light-filled principal reception rooms, a magnificent drawing room with a panoramic balcony, and an expansive kitchen that serves as the social heart of the home. Designed with ultimate flexibility in mind, the estate boasts six en-suite bedrooms, a unique double-height Moroccan-inspired Palm Room, and two self-contained ancillary spaces, a one-bedroom top-floor annexe and a separate two-bedroom apartment, making it ideal for multi-generational living or staff accommodation. The lowest level is dedicated entirely to world-class wellbeing, hosting a 12.6m indoor swimming pool, gym, sauna, massage room, cinema, wine cellar, and a games and casino lounge with a wet bar.

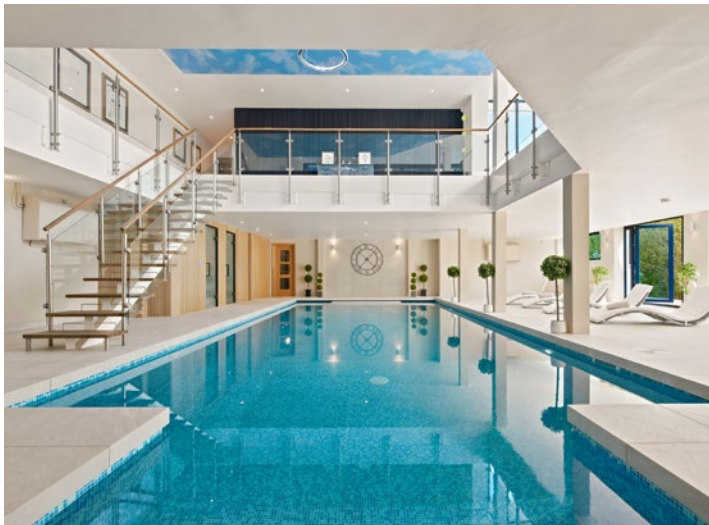
Outside

Set within 6.3 acres of private, elevated grounds inside the North Wessex Downs Area of Outstanding Natural Beauty, the estate enjoys breathtaking countryside views. The landscaped gardens feature mature woodlands, a picturesque lake (discreetly concealing a sustainable ground-source heat pump), and a sweeping gated driveway leading to a grand courtyard. While enveloped in complete privacy near the ancient trails of Snelsmore Common, Genesis sits just two miles from Newbury, offering boutique shopping, Michelin-calibre dining, and premier schooling (including Bradfield College and Elstree).









With exceptional transport links via the M4/A34 corridor and direct rail links reaching London Paddington in 43 minutes, it represents the pinnacle of rural luxury and urban connectivity.

Additional Information

Tenure: Freehold
Services: Features private water/drainage, mains electricity, and a sustainable ground and water source heat pump
Local Authority: West Berkshire Council – 01635 551111
Council Tax: Band H
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG14 3BG



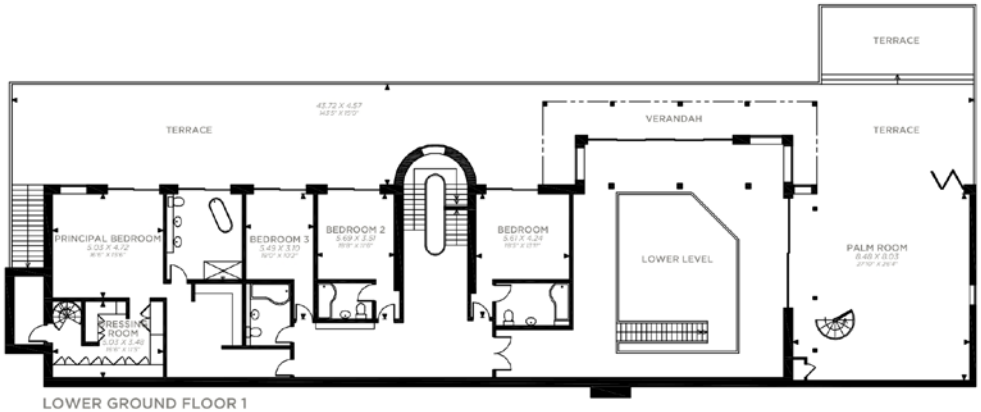




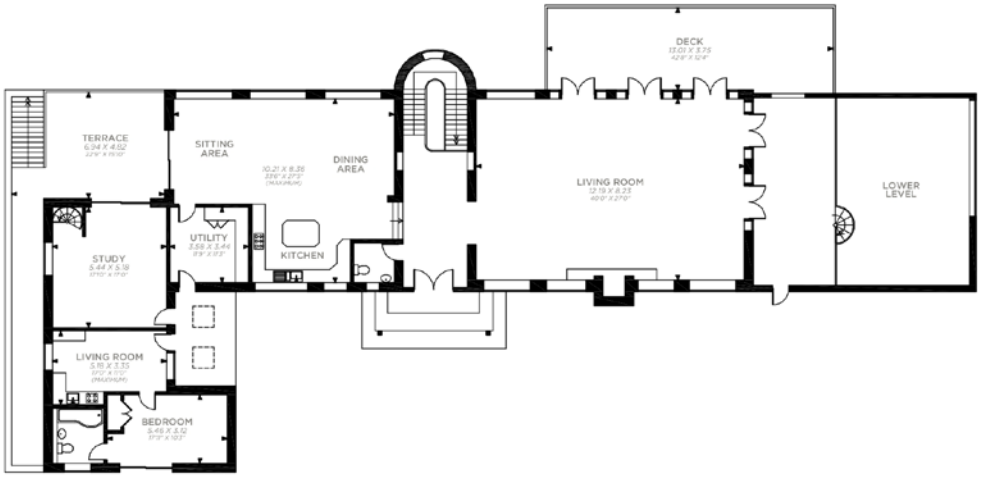


GENESIS, SNELSMORE COMMON, NEWBURY

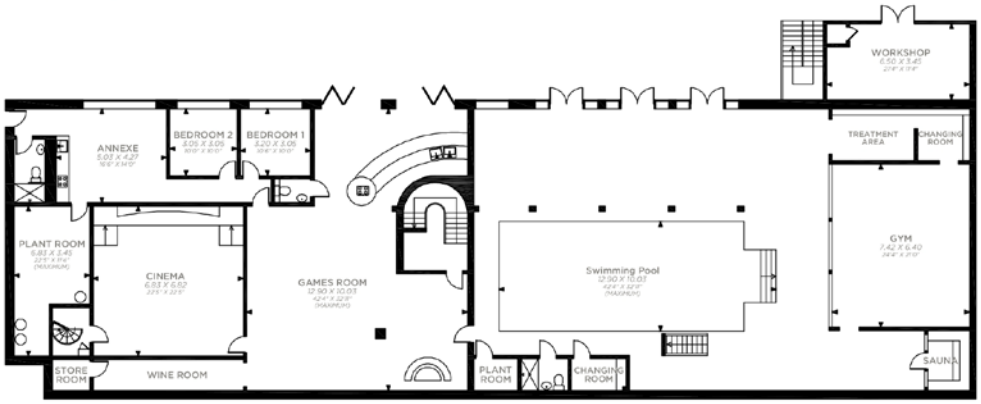
APPROXIMATE GROSS INTERNAL FLOOR AREA 13,467 SQ FT / 1,251 SQ M (MAIN HOUSE) (EXCLUDING VOID)
APPROXIMATE GROSS INTERNAL FLOOR AREA 239 SQ FT / 22 SQ M (WORKSHOP)
APPROXIMATE GROSS INTERNAL FLOOR AREA 13,706 SQ FT / 1273 SQ M (TOTAL)



LOWER GROUND FLOOR 1



GROUND FLOOR



LOWER GROUND FLOOR 2

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO S

The position & size of doors, windows, appliances and other features

© Cotality. Unauthorised reproduction prohibited. Drawing ref. c



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.