



Whitehill House, Goodings Lane, Woodlands St. Mary, RG17 7BD



A brick and flint 4 bedroom property forming part of a stunning, elegant and substantial country home with 9 acres of communal grounds including tennis court and swimming pool.

- Country home divided into 10 separate dwellings in 1975.
- Extensively refurbished in 2013
- 2 reception rooms
- Kitchen/breakfast room refitted in 2016
- Utility
- Cloakroom
- Master bedroom with en suite
- 3 further bedrooms
- Family bathroom
- Double garage
- Brick built outbuilding
- Stable

Outside

- Approached via a private gravelled drive which is flanked by beautiful grounds and rural land beyond, Whitehill House enjoys 9 acres of communal grounds of which approximately 3 acres are paddocks. The communal acreage includes formal gardens and woodland, croquet lawn as well as a tennis court and outside swimming pool. The house also benefits from a double garage, an additional brick built outbuilding and a stable. All the grounds are maintained and there is the right to keep a horse.



Services

- Mains water and electricity. Private drainage.
- LPG central heating.
- Lease: 999 years from 1974, with Share of Freehold. All 10 owners are directors of the Management Company. Service Charge: £297.83pcm to include ground rent.
- Connection to Gigaclear ultra fast fibre broadband is available at the property .
- Council tax – Band F 2018/2019 £2,515.55
- Local authority: West Berkshire Council. Telephone 01635 551111

Local Information

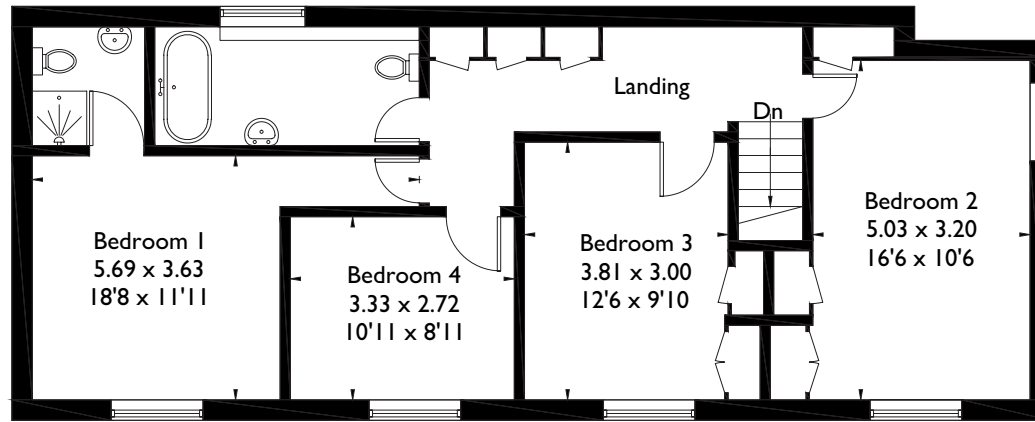
- Whitehill house is situated off Goodings Lane which lies just outside Woodlands St Mary, in an Area of Outstanding Natural Beauty, surrounded by woodland and farmland. This hamlet is well placed for access to the thriving market towns of both Hungerford and Newbury where all amenities can be found along with rail links to London Paddington. The M4 (J14) is approximately 2 miles away, giving access to London, Reading, Bristol and Bath, and the A34 is accessed via the M4.
- Crossrail services from Reading: From December 2019, two Elizabeth line trains an hour (four an hour at peak time) will allow passengers to travel right through central London without having to change trains.

Directions

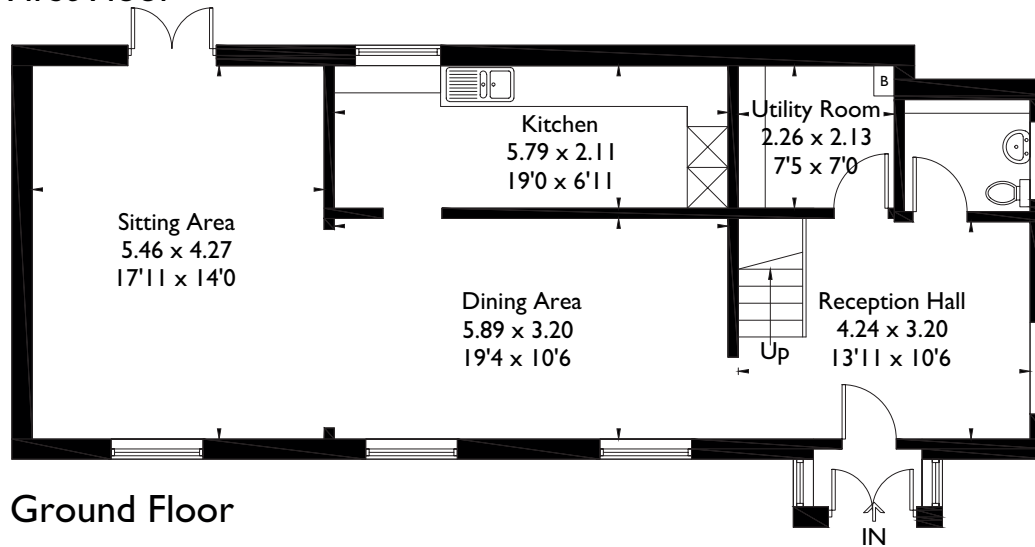
- Sat Nav for RG17 7BD



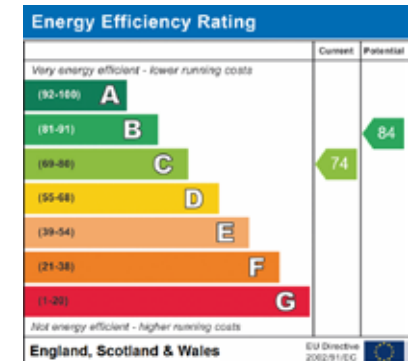
Approximate Gross Internal Area = 161.3 sq m / 1737 sq ft



First Floor



Ground Floor



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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.