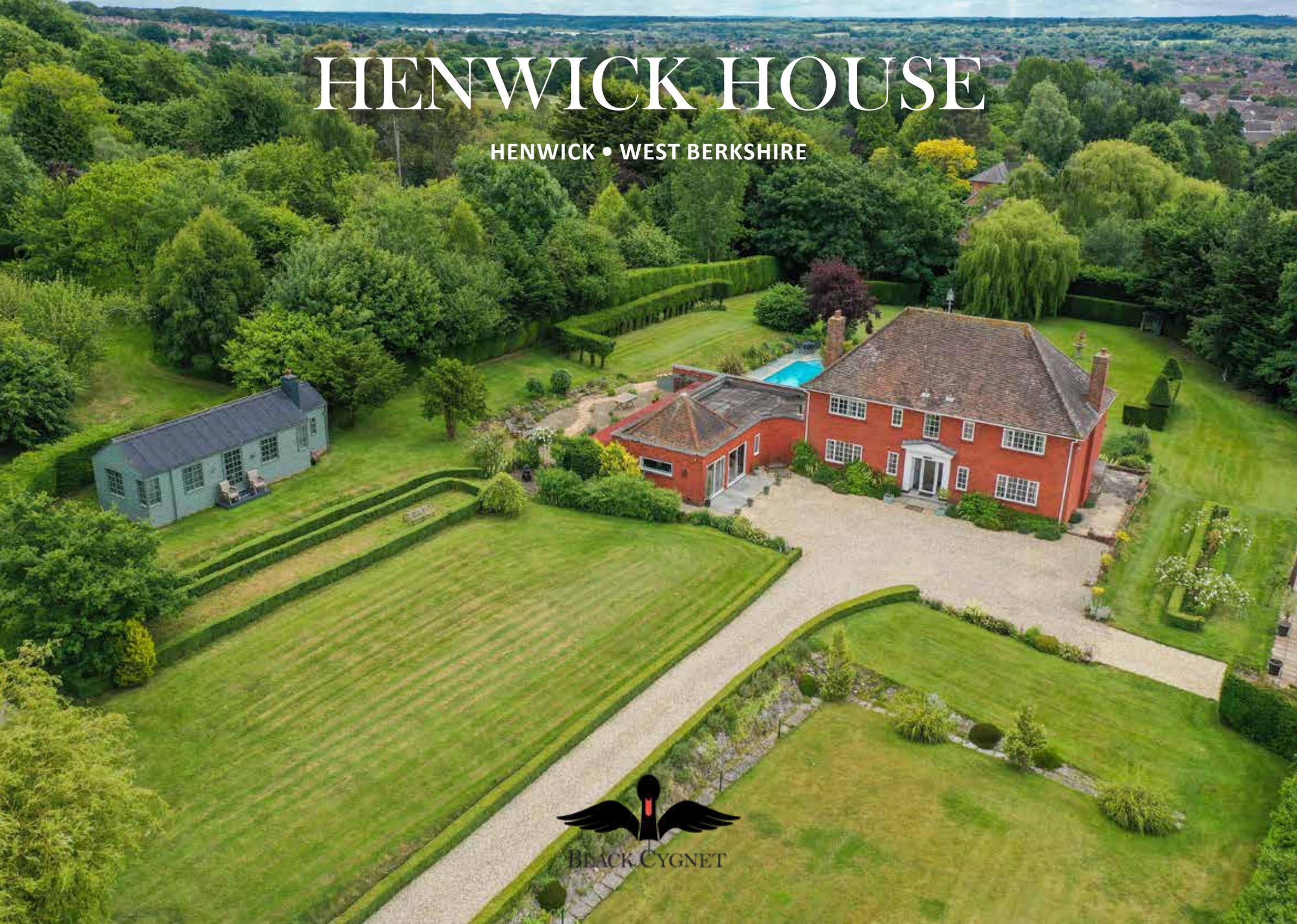


# HENWICK HOUSE

HENWICK • WEST BERKSHIRE





# HENWICK HOUSE

HENWICK • WEST BERKSHIRE

*Henwick House is an outstanding and impressive country house, built in the 1930's and completely modernised in recent years. Located in a peaceful setting with wonderful views across open countryside.*

Entrance hall • Cloakroom • Boot room • Drawing room • Sitting room • Family room • Conservatory • Dining room • Garden room  
• Kitchen/Breakfast room • Boiler room • Utility room

Master bedroom with dressing room and en suite  
• Guest bedroom with en suite • Two further bedrooms  
• Family shower room

Large driveway with electric gates • Annexe/Home office • Stables  
• Grass tennis court • Swimming pool

**1.57 acres**



## Henwick House

Dating back to the 1930's, Henwick House has been the subject of complete renovation in recent years, which has been undertaken to a very high standard by the current owners. The house sits perfectly in its plot of 1.57 acres, allowing for a long gravel driveway to the front, and a private, south facing rear garden.

The spacious accommodation is arranged over two floors and has high ceilings and large windows creating a light and airy home.

On the ground floor, there is a generous hallway with well proportioned rooms leading off. There is a drawing room with fireplace, family room and

sitting room which opens onto the conservatory and garden. The dining room leads to the open plan, fully appointed kitchen which enjoys stunning views over the neighbouring land. The utility room and garden room are adjacent to the kitchen at the rear of the house.

Upstairs there are 4 bedrooms, with an en suite and dressing room for the Master bedroom and an en suite for the guest bedroom, as well as a family shower room.

The well maintained grounds of 1.57 acres, are mostly laid to lawn, to the front of the house there is a grass tennis court and the secluded rear garden

has a swimming pool. High hedges and trees give privacy, whilst far reaching views can be enjoyed over neighbouring fields. A stable block is positioned at the front of the driveway, neatly positioned in the corner of the plot, this consists of 2 loose boxes and a tack room. The annexe/home office is also positioned in front of the property, this offers versatile accommodation and benefits from a brick built fireplace and cloakroom.

## Henwick, West Berkshire

Henwick is situated on the edge of Cold Ash, a well-regarded village, five miles north of the bustling market town of Newbury. Cold Ash





itself has a village store with post office and two popular pubs. There are two primary schools, as well as the popular girls' school Downe House. Nearby there is an excellent range of independent schools including St Andrews, Brockhurst and Marlston, Bradfield College and Elstree. The nearby and attractive market town of Newbury has a choice of restaurants and cafés, with excellent shopping, leisure facilities and a choice of supermarkets. Newbury mainline station offers

fast and efficient rail services to London Paddington (50 minutes). There are superb road links in the area, with the M3 and M4 both close-at-hand, providing access towards London, the M25, Heathrow airport, and west towards Bristol and the southwest.

#### Services

- Mains gas, water, electricity and drainage.
- Connection to Superfast fibre broadband is available.
- Council tax – Band G 2022/2023 £3,346.38

- Local authority: West Berkshire Council. Telephone 01635 551111
- RG18 9EP

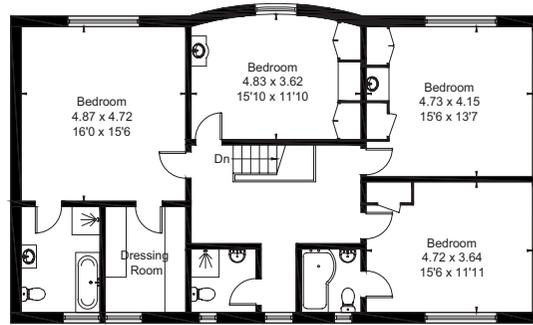
#### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

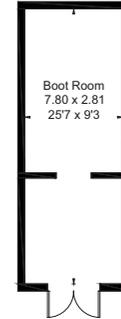




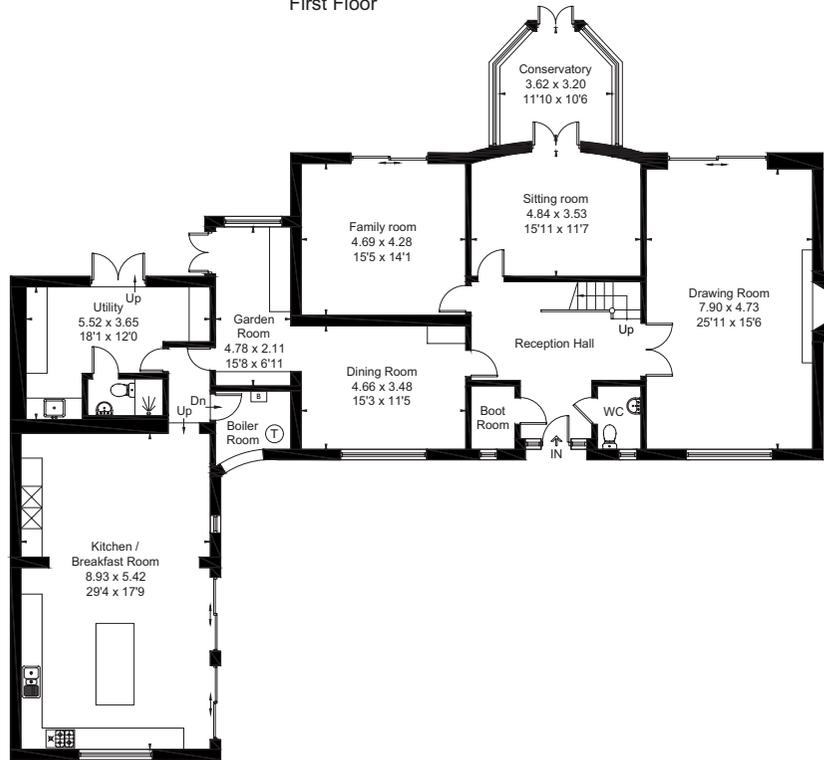
Approximate Area = 337.6 sq m / 3634 sq ft  
 Outbuildings = 96.7 sq m / 1041 sq ft  
 Total = 434.3 sq m / 4675 sq ft  
 Including Limited Use Area (1.1 sq m / 12 sq ft)



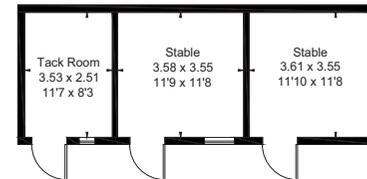
First Floor



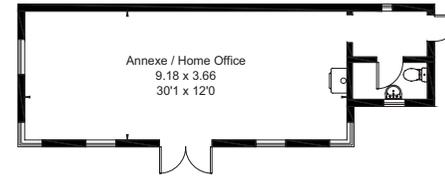
(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



BLACK CYGNET

Black Cygnet Properties Limited  
 Unit 6, Frilsham Home Farm,  
 Yattendon, Berkshire, RG18 0XT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.

