



# Hillcourt Lodge

BRIMPTON

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# HILLCOURT LODGE

BRIMPTON

- ◆ Streatley/Goring on Thames 15 miles ◆ Theale 8 miles
- ◆ Reading 12 miles ◆ Pangbourne on Thames 10 miles
- ◆ Thatcham 4 miles ◆ Newbury 7.5 miles
- ◆ M4 at Theale (J12) 8 miles ◆ Chieveley ( J13 ) 9.5 miles

A most striking contemporary home affording stunning modern and contemporary living, benefitting from stylish fixtures & fittings, with spacious accommodation extending to approximately 4,240 sq ft, inclusive of limited use areas, with an inspired and tasteful orientation, offering 5 bedrooms, 3 bathrooms, and 3 reception rooms, extensive stables and paddocks in 4.5 acres, just a short drive to outstanding schooling, extensive shops and amenities, and mainline railway station providing access to London in under the hour.

- ◆ Covered Porch
- ◆ Reception Hall
- ◆ Spacious Drawing Room With Log Burning Stove
- ◆ Sitting Room
- ◆ Kitchen/Breakfast Room With Island and Larder Cupboard
- ◆ Utility Room
- ◆ Cloakroom
- ◆ Master Bedroom With Dressing Room And Ensuite Shower Room
- ◆ 3 Further Double Bedrooms
- ◆ Further Ensuite Bathroom To Bedroom 3
- ◆ Bedroom 5
- ◆ Family Bathroom
- ◆ Spacious Loft Room & Further Walk In Loft
- ◆ 4 Stables
- ◆ Feed room
- ◆ Tack room
- ◆ Store
- ◆ 4 Acres Of Paddocks & Gardens With Far Reaching Views In All Approximately 4.5 Acres
- ◆ (Option to rent a further 5 acres)



## LOCATION

Brimpton is a mostly rural village and civil parish in West Berkshire. The village occupies a few square miles of land between the Kennet and Avon Canal,

Brimpton is situated south of the A4 between Newbury and Reading. It is a small rural settlement with just over 200 houses most of which are to be found in three distinct areas; the village, Brimpton Common and Hyde End. The total population is about 550.

All three areas of the parish have a long history of habitation and many of the houses in each of them are several hundred years old. The two areas of relatively high ground are the village centre and Brimpton Common. Hyde End lies in a valley created by the River Enborne.

There are several working farms and the agricultural land comes close to the village centre; consequently, all parts of the parish have a rural character and most houses have a view over open countryside. The parish is criss-crossed with footpaths which provide a variety of interesting walks alongside the river Enborne and through woodland, as well as across open countryside.

The facilities include a primary school, parish church, Baptist church, village hall and two pubs. The Kennet School in Thatcham has an outstanding ofsted, there are other independent schools such as Elstree School, Cedars School, Alder Bridge School and Cheam School.

There is a shop nearby in Crookham and a bus service between Newbury and Reading.

## PROPERTY DESCRIPTION

A most striking contemporary home affording stunning modern and contemporary living, benefitting from stylish fixtures & fittings, with spacious accommodation extending to approximately 4,240 sq ft, inclusive of limited use areas, with an inspired and tasteful orientation, offering 5 bedrooms, 3 bathrooms, and 3 reception rooms, extensive stables and paddocks in 4.5 acres. Hillcourt Lodge is a beautifully presented and well designed spacious property built in 2003, just a short drive to outstanding schooling, extensive shops and amenities, and mainline railway station providing access to London in under the hour.

The accommodation is well appointed with a lovely reception hall giving access to all principle rooms, and whilst overlooking the central courtyard. There are many overhead beams, wood flooring and good quality fittings throughout. The large Drawing room enjoys a dual aspect and an attractive contemporary log burning stove. The sitting room is also a good size with French doors into the rear gardens. The Kitchen/Breakfast room adjoins the dining area and has fully fitted wood units with black granite worktops, a central island and a range cooker. The dining area has a lovely dual aspect overlooking the central courtyard and front of the property. There is also an adjoining utility room with boot room and stable door giving access to a covered porch area at the front of the property. There are 5 double bedrooms, incorporating the large main bedroom with dressing room and ensuite shower room, a double bedroom ensuite and 3 further double bedrooms and a family bathroom. On the first floor there is a loft room with really good storage space and further access to the loft itself.

## OUTSIDE

The property has a long gravel driveway from the entrance driveway past the stables offering space for several horses along with a manege and 3 paddocks, 4 Stables, Feed room; Tack room and Store.

In All Approximately 4.5 Acres, of which 4 Acres are Paddocks the remaining half an acre are Gardens With Far Reaching Views. There is an option to rent a further 5 acres.

There is a paved and gravel courtyard to the front of the property and to the rear paved and gravel terracing. The property also benefits from lawned and wooded areas along with mature shrubs and trees affording a delightful 'Al Fresco' lifestyle.





# Hillcourt Lodge, Brimpton Road, Brimpton, RG7 4SS

Approximate Gross Internal Area = 277 sq m / 2981 sq ft

Stables = 96 sq m / 1033 sq ft

Limited Use Area = 21sq m / 226 sq ft

Total = 394 sq m / 4240 sq ft



CREATESPACE DESIGN ref 193

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



## GENERAL INFORMATION

**Services:** Oil central heating, solar panels, mains electricity, water and private drainage.

**Council Tax:** G

**Postcode:** RG7 4SS

**Energy Efficiency Rating:** C

**Local Authority:** West Berkshire District Council – Telephone: 01635 42400

## DIRECTIONS

From our offices turn left and continue over the river bridge to the traffic light crossroads at Streatley. Turn left at the traffic light and continue on the A329 out of Streatley, through Lower Basildon and Pangbourne. At the mini roundabout at the Elephant continue straight over and out of Pangbourne towards Tidmarsh. Drive through Tidmarsh and to the large roundabout at the end. Take the right turning onto the A4 towards Newbury. Continue on the A4 for some 7 miles until you see a sign post for Brimpton on the left. Take this road and approximately a mile and a half later, the property is found on the left hand side up a long drive.

## VIEWING

Strictly by appointment through Warmingham & Co.

## DISCLAIMER

N.B. The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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