

# Beech House, Kintbury, Berkshire

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# An impressive **contemporary house**, privately situated in the popular village of Kintbury, with a separate self-contained flat.

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## Summary of accommodation

**Lower ground floor:** Open plan bar/cinema/games room | Switch room | Bathroom

**Ground floor:** Entrance hall | Open plan kitchen/dining room/sitting room/study | Utility room | Two WC's

**First floor:** Principal bedroom with en suite and balcony | Guest bedroom with en suite | Two further bedrooms | Bathroom

**Outside:** Double garage with self-contained studio flat above | Landscaped garden | Potting shed | Store room | Heated outdoor swimming pool

In all approximately 0.4 acres

## Distances

Hungerford 3.5 miles, Newbury 7 miles, M4 Junction 14 (Hungerford) 5.5 miles, M4 Junction 13 (Newbury and A34) 9 miles

(All distances and times are approximate)



**Knight Frank Hungerford**  
Ramsbury House, 22 High Street  
Hungerford  
RG17 0NF  
[knightfrank.co.uk](http://knightfrank.co.uk)

**Rob Wightman**  
01488 682726  
[hungeford@knightfrank.com](mailto:hungeford@knightfrank.com)



## Situation

Built in 2005 to an incredibly high standard, Beech House is a magnificent and beautifully designed oak-framed property that extends to 5929 sq ft and offers light and airy accommodation over three floors. A significant amount of glass and exposed oak creates a contemporary yet warm atmosphere.

Beech House is in a secluded and private setting in the centre of the popular village of Kintbury, within walking distance of the Church, village shops, railway station (London Paddington about one hour), pubs, doctor's surgery and village school. The market towns of Hungerford and Newbury are both close by, as are several state and private schools.

The property is approached through electric gates on to a long gravelled drive with sensor lighting and mature beech hedges leading to the parking and turning area in front of the house. The double garage has electric oak doors and a separate self-contained studio flat above. There are attractive landscaped gardens with a potting shed, an equipment store and a heated swimming pool. In all, about 0.4 acres.

## The property

The ground floor is mainly open plan with exceptional and flexible living space comprising a reception hall, kitchen, breakfast room, drawing room, sitting room, dining room, study, cloakrooms, and utility room.





Flat

The four bedrooms on the first floor are arranged around a central galleried landing and consist of the principal bedroom with balcony, en suite bathroom and dressing area; one bedroom with en suite shower room and two further bedrooms and a family bathroom.

The lower ground floor contains a cinema, bar, bathroom, boiler room, store room and games room, currently housing a full-size snooker table, table tennis table and grand piano. It also features floor-to-ceiling fitted bookshelves and cupboards.

Of particular note are the following:

- Bespoke kitchen with Corian work surface
- Double height dining area
- Three sets of double doors to the deck, garden and swimming pool
- Magnificent steel and glass staircase leading to the first and lower ground floors
- Principal bedroom with stunning views from the balcony. The en suite bathroom has a freestanding bath, television, shower, and dressing area
- Fantastic lower ground floor with cinema, bar, games room and entertaining space

## Services

Mains water and electricity. Septic tank drainage. Oil heating.







## Directions (RG17 9TS)

From Hungerford take the A4 towards Newbury. After about three miles turn right at the crossroads signposted to Kintbury. Pass over the level crossing and canal and proceed to the centre of the village. Turn right into Church Street take the first left hand turn into The Croft. The entrance gates for Beech House will be found at the end of the lane.

## Viewing

Viewing by prior appointment only with the agent.

## Property information

**Tenure:** Freehold

**Local Authority:** West Berkshire District Council. Tel: 01635 42400.

**Council Tax:** House: Band H, Flat: Band A

**EPC Rating:** C

**Guide Price:** £2,000,000



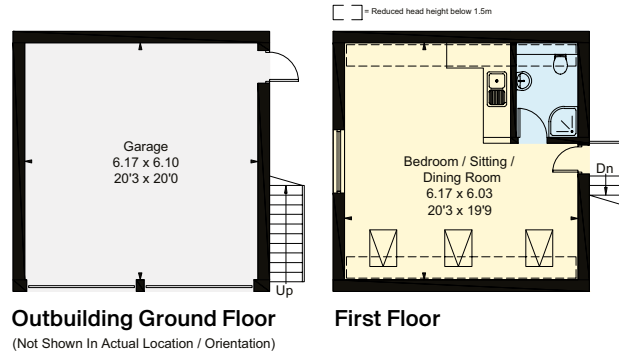
**Approximate Gross Internal Floor Area**

**475.55 sq m / 5119 sq ft**

**Outbuilding = 75.25 sq m / 810 sq ft**

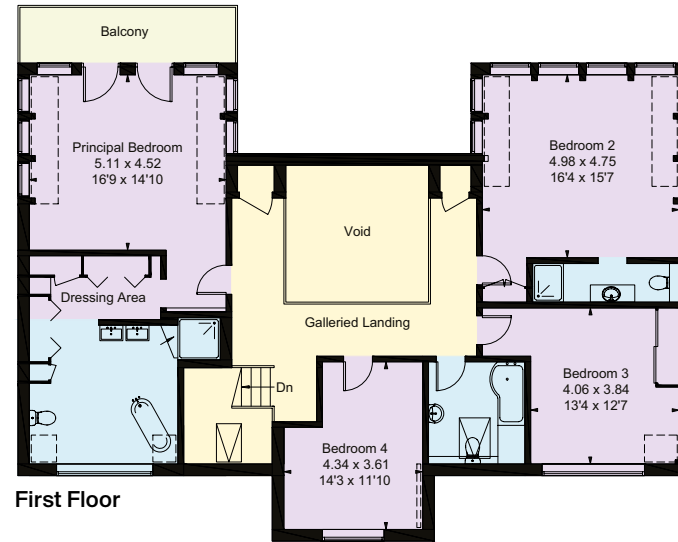
**Total = 550.8 sq m / 5929 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

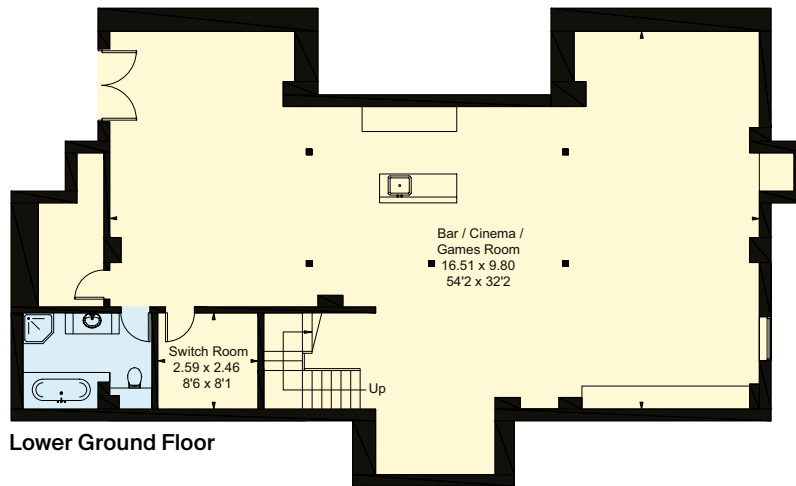


**Outbuilding Ground Floor**  
(Not Shown In Actual Location / Orientation)

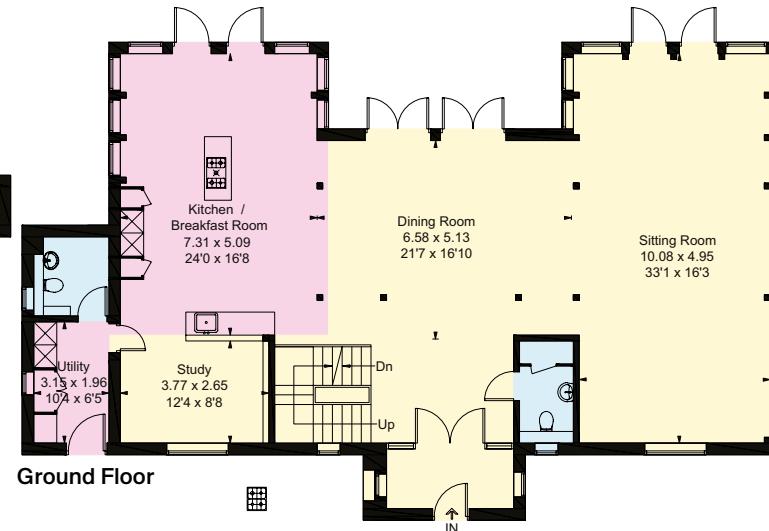
**First Floor**



**First Floor**



**Lower Ground Floor**



**Ground Floor**

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated May and June 2023. RMCW/207827

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