

Tower House, Woolton Hill, Berkshire





A well-presented country house set in this **envious and quiet position** close to Highclere and Newbury.

Summary of accommodation

Lower Ground Floor: Cellar | Cinema room | Storeroom

Ground Floor: Entrance hall | Drawing room | Dining room | Kitchen and breakfast room | Orangery | Sitting room | Morning room | Library
Study | Staircase hall | Laundry/boiler room | Boot room | Three cloakrooms

First Floor: Principal bedroom with two adjoining dressing rooms and a bathroom | Four/five further bedrooms
Four further bathrooms (two adjoining)

Second Floor: Two double bedrooms | Family bathroom

Flat: Sitting room | Kitchen/dining room | Double bedroom with adjoining bathroom | Attic store room

Three garages | Wine store | Garden store

Garden | Vegetable garden | Pasture | Lake

In all about 7.62 acres

Distances

Kintbury rail station 4.6 miles (London Paddington from 60 minutes), Woolton Hill 5 miles

Newbury 5 miles (London Paddington from 44 minutes), M4 9.5 miles, A34 2.4 miles

(All distances and times are approximate)



Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford
RG17 0NF
knightfrank.co.uk

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Mark Potter
01488 682726
mark.potter@knightfrank.com

Edward Cunningham
020 7861 1080
edward.cunningham@knightfrank.com

Situation

Tower House occupies a wonderfully quiet and rural setting to the west of Highclere and to the south west of Newbury.

The area is of considerable natural beauty yet is highly convenient for day to day living with amenities found at Woolton Hill including a shop/ post office, church, public house, tennis club and a primary and secondary school.

Further afield is Newbury providing a wider range of amenities including well-renowned supermarkets, gyms, golf clubs, restaurants and the racecourse.

Private schooling includes Horris Hill School, Thorngrove School, St Gabriel's School, Cheam School, Brockhurst and Marlston, Elstree School, Radley College, Downe House and Marlborough College, but to name a few.

The property is also well placed for easy access to the A34 (approximately 2.4 miles) which in turn links to the A303 to the south and M4 to the north (9.5 miles) and the general national motorway network.

There is also fast and regular rail service to London Paddington taking approximately 60 minutes from Kintbury and 44 minutes from Newbury. Heathrow Airport is also highly accessible via the M4.

Tower House

This imposing country house offers superb family accommodation over three floors above a cellar. The original house dates from the Victorian era and was substantially remodelled and extended by the current owners in 2009/2010. The extension and refurbishment of the property has been carried out to an exceptionally high standard with great attention to detail.



The property provides an excellent reception hall with a galleried landing which leads to a beautifully proportioned drawing room that has a stunning marble fireplace and bay windows to enjoy the views over the garden and surrounding countryside. From the reception hall is access to the dining room which together with the drawing room provide a fantastic entertaining space on a grand scale.

Very much at the centre of the house is the kitchen and breakfast room with an extensive range of fitted cupboards together with a wide range of cooking appliances. From the kitchen there are double doors leading out to the wonderful conservatory with a bay window and two sets of double doors leading onto the large terrace, which is perfect for summer dining and enjoys views over the garden and beyond. There is also access to the utility room with ample space for additional freezers and washing machines. The extensive cellar is ideal for a cinema room, storage or as a children's den.

From the internal lobby there is access to the original part of the house as well as to the rear entrance with a boot room. There is also a cloakroom and access through to the snug/library, off which is a well fitted-out office.

The morning room set in the tower with its octagonal shaped window has views over the beautiful gardens.



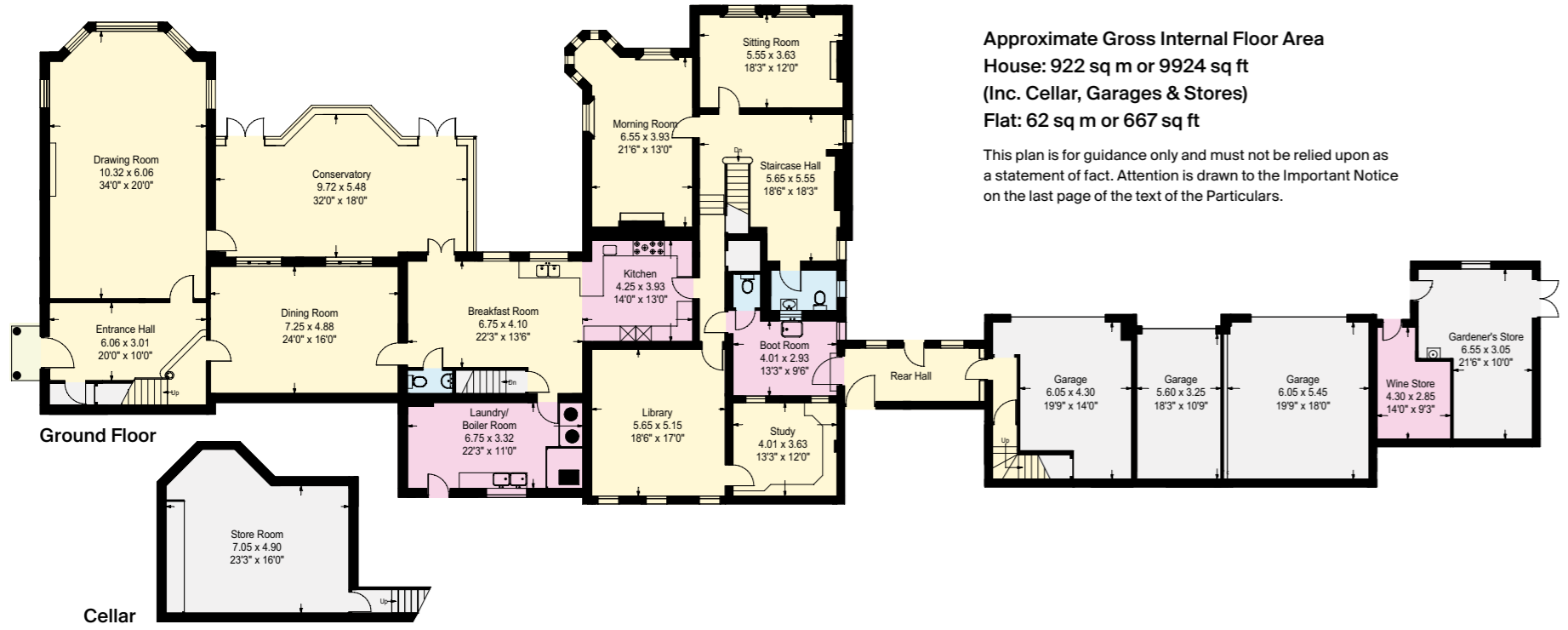
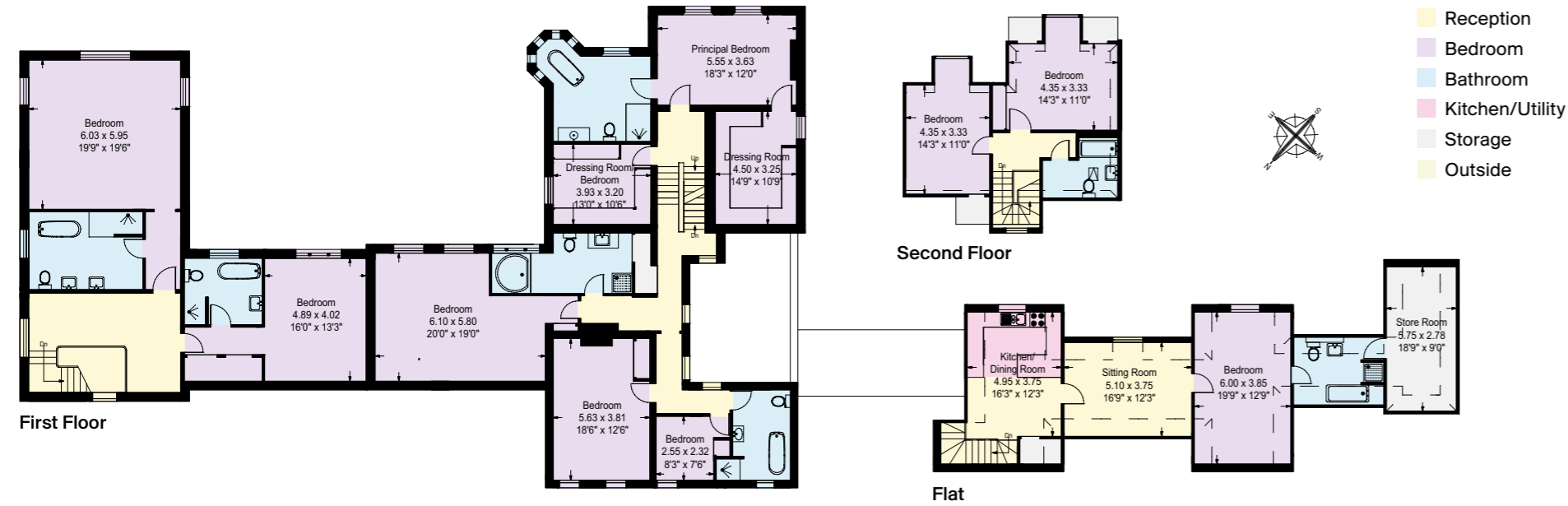
There is also a sitting room with fireplace, a stair hall with a cloakroom and stairs leading to the first floor.

On the first floor is the principal bedroom which enjoys views towards the grassland and lake. This bedroom has an adjoining bathroom with shower and a cast-iron bath which occupies the tower. There are also two adjoining dressing rooms. In addition, there are three further bedrooms and two bathrooms on this floor.

On the second floor are two double bedrooms served by a bathroom.

Within the new wing and approached from the galleried landing, are two excellent bedrooms both of which enjoy stunning views over the surrounding garden and countryside and both have adjoining bathrooms with showers.





Approximate Gross Internal Floor Area
House: 922 sq m or 9924 sq ft
(Inc. Cellar, Garages & Stores)
Flat: 62 sq m or 667 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.





Outside

Linked to the house by a covered walkway are three garages together with a wine store and garden store. To the first floor of this building is a one-bedroom self-contained flat, with kitchen/dining room, sitting room, full bathroom and attic storeroom.

There is a formal drive to the front of the house with electric gates and a rear drive with extensive parking adjacent to the garages and flat.





Garden and Grounds

The gardens to Tower House are predominately to the southeast of the property which in turn overlooks the pastureland with the lake. There is a large raised terrace off the orangery with steps leading down to the formal lawns, which in turn lead to the pastureland and pond. The formal gardens are predominantly laid to lawn with some herbaceous borders and an area of woodland to the north. To the southwest there is a vegetable patch enclosed by hedging.

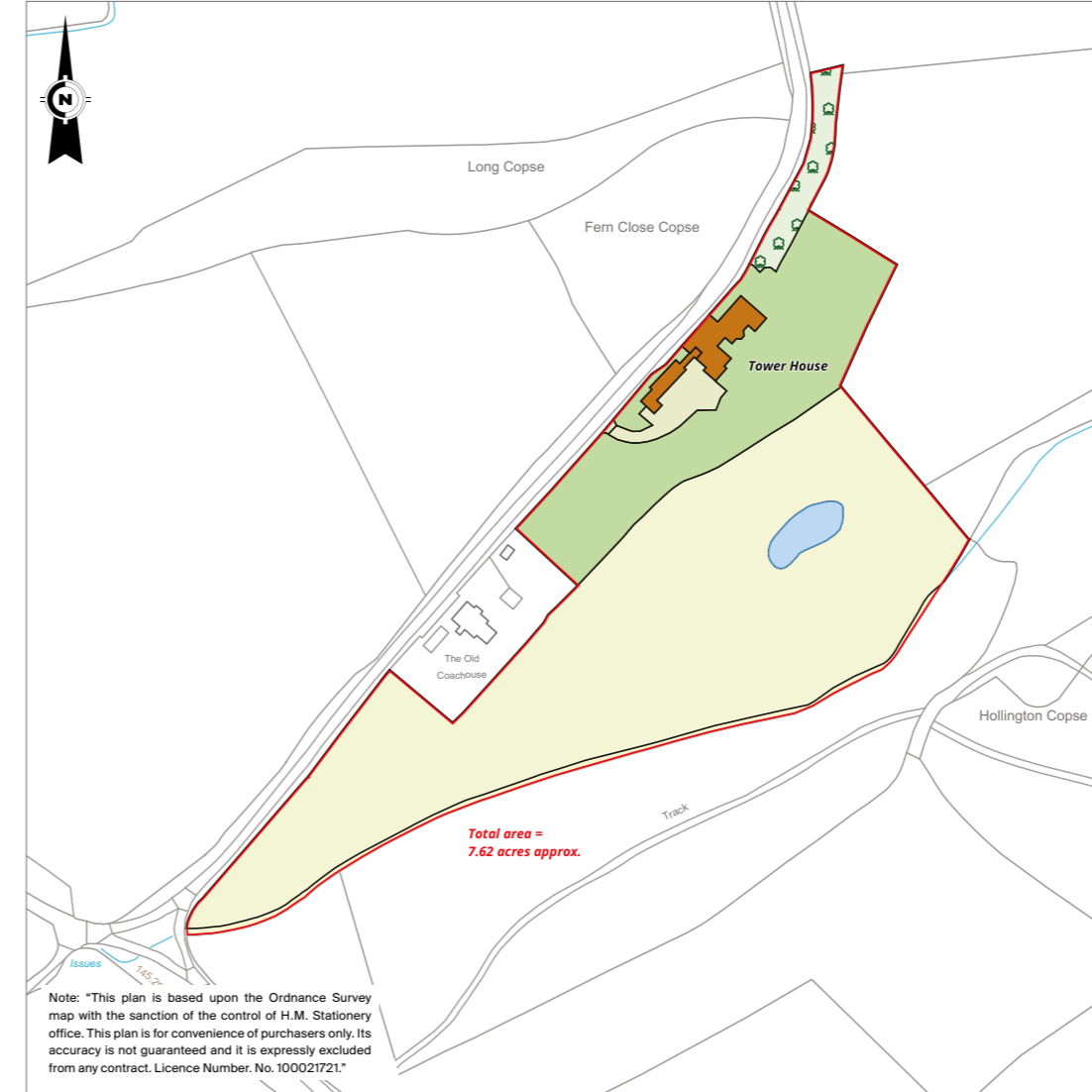
In all the garden and grounds are approximately 7.62 acres.

Services

Mains water and electricity, private drainage and oil central heating.

Fixtures and Fittings

All fixtures and fittings, unless stated within this brochure are excluded from the sale but may be purchased by separate negotiation.



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



Viewing

Strictly by appointment with the selling agent, Knight Frank.

Property information

What3Words (RG20 9XX): ///statue.crackles.pavilions
Tenure: Freehold with vacant possession upon completion
Local Authority: Basingstoke and Deane Borough Council: 01256 844844
Council Tax: Main House - Band H
EPC Rating: Main House - E, Flat - C



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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