



LADYWELL HOUSE

Combe, Hungerford, Berkshire



A CHARMING COTTAGE SITUATED IN A WONDERFUL RURAL SETTING.

Ladywell House is an attractive property situated in a quiet, unspoilt location in the heart of Combe, a sought-after village within an Area of Outstanding Natural Beauty.

Summary of accommodation

Reception hall | Dining room | Drawing room | Kitchen/breakfast room | Sitting room | Boot room | Utility/bottle room
Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom
Studio | Garage/pool room | Swimming pool | Log store | Garden

Distances: Hungerford 5 miles, Newbury 8 miles, M4 (J.14) 9 miles

London Paddington from Newbury or Kintbury 50 minutes and 65 minutes respectively
(All distances and times are approximate)

COMBE, BERKSHIRE

Ladywell House is situated in Combe, a peaceful, rural village to the south of the market town of Hungerford. The village has a Grade I church, Church of St Swithun. Nearby Inkpen has a well-regarded gastro pub, with a separate café and coffee shop and a primary school. Also close by, Kintbury has a post office, village shop, doctors' surgery, primary school and a mainline station. A wider range of shopping and recreational facilities are available in Hungerford and Newbury.

The surrounding countryside is interlaced with footpaths and bridleways and is renowned for its scenic walks and stunning views, particularly at Combe Gibbet, which forms part of the Test Way. Walbury Hill, the highest point in South East England is just to the north.

Popular schools in the area include Horris Hill, Thorngrove, St Gabriel's, Farleigh, Cheam and Marlborough College.

Communications are excellent with trains to Paddington from Kintbury and to Waterloo from Whitchurch. Junction 14 of the M4 motorway is about 9 miles, whilst the A34 is 8 miles.

THE PROPERTY

Ladywell House is thatched and unlisted with a brick and flint façade typical of the area. This pretty cottage offers spacious accommodation over two floors with views over its garden and to open countryside beyond. A spacious studio over the garage offers potential ancillary accommodation.

Approached off a quiet no-through road, via a gravel driveway bordered by hedging and a brick and flint wall, there is ample parking and access to a garage.

From the spacious entrance hall, the generously-sized drawing room features a wonderful double-sided open fireplace with the dining room beyond. French doors open onto a terrace, which stretches the length of



the house, offering views over the gardens. From the hall, glazed doors lead to a kitchen/breakfast room equipped with an AGA and an open fireplace. Leading off the kitchen, is a sitting room with an open fireplace. A boot room, WC and utility/boiler room complete the ground floor.

Upstairs, a landing running the length of the house connects four double bedrooms. The principal bedroom enjoys views over the garden and fields beyond, and has an adjoining bathroom. A family bathroom includes a separate bath and shower.

Outside, the southwest-facing garden features an avenue of hazel leading to a friendship gate to open farmland. The rear façade of the house is adorned with climbing roses and a magnolia tree provides a shady dining spot. A wonderfully secluded pool is screened by beech hedging. The pool house to the rear of the garage is equipped with a shower and WC. Stairs lead up to a veranda off the open plan studio, which could serve as a home office or further accommodation.



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity. Private water and drainage. Oil heating. Swimming pool heated via solar panels.

Local Authority: West Berkshire Council

Council Tax: Band G

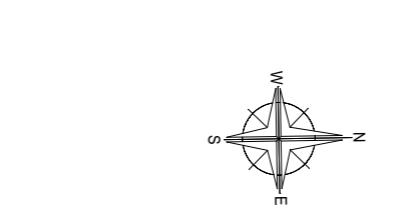
EPC: D

Directions

Post Code: RG17 9EH

What3Words: //persuade.curls.removals

Viewing: Viewing by prior appointment only with the agents.



Approximate Gross Internal Area
House: 283sq.m. or 3046sq.ft.
Coach house: 65sq.m. or 700sq.ft.
Total: 348sq.m. or 3746sq.ft.

This plan is for layout guidance only. Not drawn to scale or to exact measurements. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

Mark Potter
01488 688530
mark.potter@knightfrank.com

Knight Frank Hungerford
Ramsbury House, 22 High Street
Hungerford, RG17 0NF

knightfrank.co.uk

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