



Benham Grange, Halfway, Berkshire



An impressive and **substantial family home** with south facing gardens

Summary of accommodation

Ground Floor

Hall | Drawing room | Dining room | Sitting room | Study | Playroom
Kitchen/breakfast room | Conservatory | Garden room | Utility room
Cloakroom | Cellar

First Floor

Principal bedroom suite | 3 further bedrooms with family bathroom

Second & Third Floor

3/4 second floor bedrooms with shower room

Outside

Double garage | Outbuilding | Mature gardens with orchard
and tennis court

In all about 2.62 acres and 6,842 sq/ft

Distances

Hungerford 5 miles, Newbury 5 miles (London Paddington from 41 minutes), M4 (Junction 13) 6 miles, Whitchurch 16.5 miles
(London Waterloo from 62 minutes), Oxford 29.5 miles, London Heathrow 49 miles
(All distances and times are approximate)



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Berkshire

Benham Grange is an imposing house situated about 5 miles from Hungerford and Newbury in an Area of Outstanding Natural Beauty.

It is well placed for excellent communications being about 6 miles from junction 13 of the M4 which provides fast access to London, Heathrow and the West Country with the A34 giving good access to Oxford and Winchester.

Mainline train stations at Newbury and Whitchurch provide access to London Paddington and Waterloo.

There are many well regarded state and independent schools in the area including Cheam, St Gabriel's, Thorngrove, Horris Hill and Downe House.

Newbury offers a wide range of shops and recreational facilities including a Waitrose, cinema and Newbury Racecourse. The popular restaurant, The Woodspeen, is a short distance from the property as well as The Watermill Theatre

The property

Benham Grange is an extensive late Victorian house believed to date from 1880; it is not Listed.

The rooms are well-proportioned with high ceilings, good natural light and wonderful south facing views over the garden and countryside beyond.

The attractive gardens are principally laid to lawn with a variety of mature trees and shrubs.

A belt of trees provides a wonderful woodland walk past the tennis court and leads to an orchard area with plum and apple.

The house is approached via a pair of automated gates which leads to a gravelled drive and double garage with electric door.



Accommodation

See floor plans however of note is:

Hall with tiled floor leading to a garden room.

Kitchen/breakfast room with island, Aga and adjacent double glazed conservatory with doors leading onto a sheltered terrace.

South facing drawing room with open fire, sash shuttering and herringbone flooring.

Dining room and sitting room with open fires and herringbone flooring.

Principal bedroom with shower/steam room, dressing room and doors onto a south facing terrace.

Fantastic second floor with versatile accommodation with a balcony system in the games room.

Services

Mains electricity and water. Septic tank drainage. Oil for Aga and heating (new boiler fitted in June 2022). Gigaclear broadband. Nest home automation system. ADT smart system with HD CCTV with night vision

Fixtures & fittings

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

Local authority

West Berkshire Council: 01635 42400

Council Tax

Band G

EPC Rating

Band E

Guide Price

£1,750,000

Post Code

RG20 8NE

Directions

From Junction 13 of the M4 at Newbury, head south on the A34. After about 3 miles take the exit slip road signposted for Speen and A4 Hungerford. At the roundabout turn right and pass back over the A34. At the next roundabout take the first exit for Hungerford. After about 3 miles and just before the Halfway Inn pub and restaurant, turn left into the entrance for Benham Grange.

Viewing

Viewing by prior appointment only with the agents.



Approximate Gross Internal Floor Area

House: 539 sq m / 5,802 sq ft

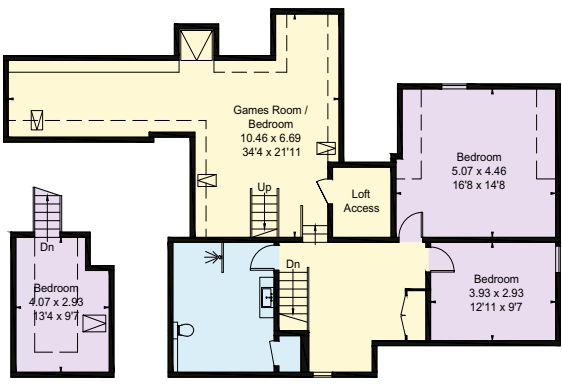
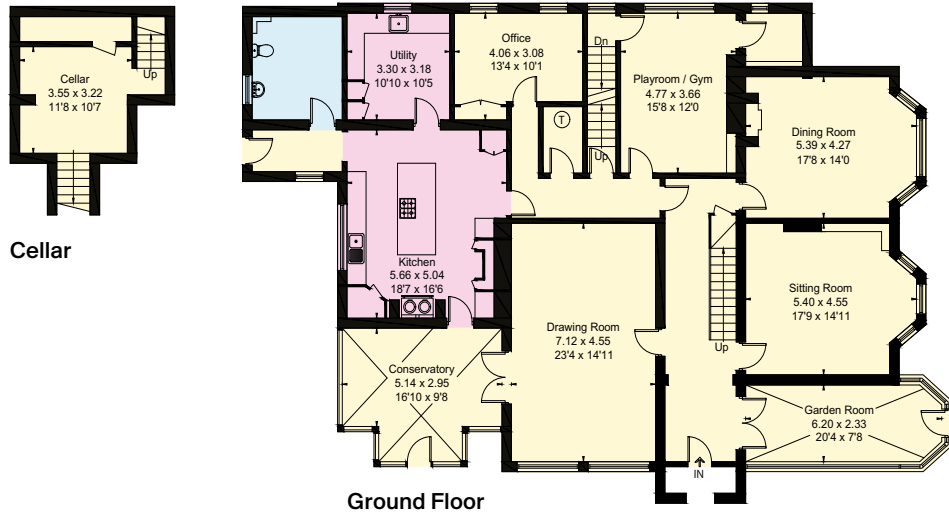
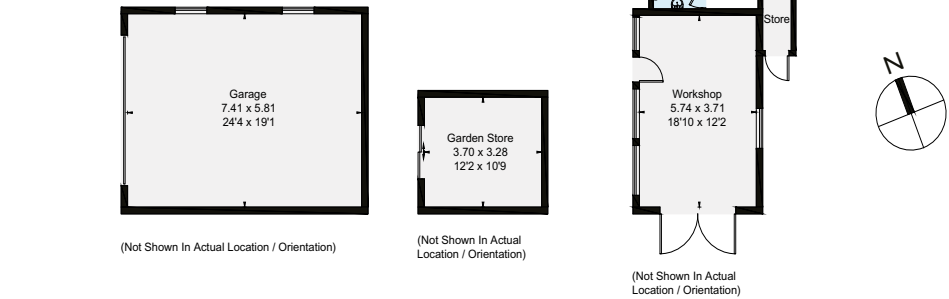
Cellar = 18.5 sq m / 199 sq ft

Outbuildings = 78.2 sq m / 841 sq ft (Including Garage / Excluding External WC)

Total = 635.7 sq m / 6,842 sq ft

Including Limited Use Area (19.5 sq m / 210 sq ft)

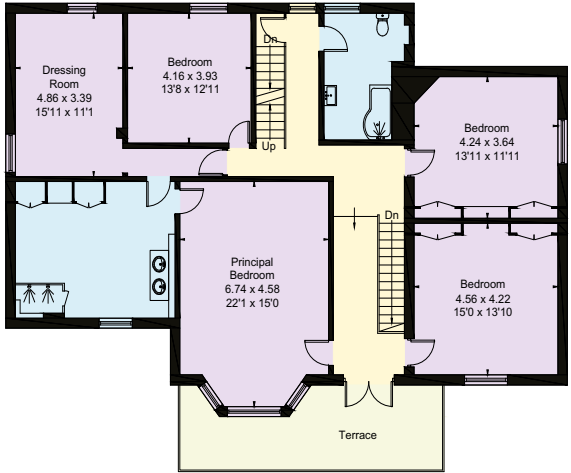
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Third Floor

Second Floor

Reduced head height below 1.5m



First 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 2022. Photographs dated June 2022.

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