



Beautiful 6 bedroom Grade II listed equestrian home in Whitway

Winchester Road, Whitway, Newbury, Berkshire, RG20

£4,750 pcm plus fees apply, Part Furnished
Available from 08.11.2019



6 bedrooms • Outdoor and indoor swimming pools • Equestrian facilities including menage • Grade II listed • 4 reception rooms • Flexible furnishings

Local Information

Whitway House is set in Whitway, located just outside the pretty village of Burghclere, just to the south of the market town of Newbury. Burghclere has a church, public house, primary school and secondary school. Newbury and Basingstoke, both of which are within a short drive, provide a comprehensive range of shopping, educational and recreational facilities.

Communications in the area are excellent with regular fast train services to Paddington from Newbury and to Waterloo from Basingstoke. The A34 bypass, M4 and M3 give excellent road access to Heathrow airport, London, the Midlands and the West Country.

There is an extensive network of footpaths and bridleways in the area giving access to excellent countryside. There is racing at Newbury, Salisbury and Bath and fishing on the Kennet and Lambourn. Private schools in the area include Cheam, Elstree, Horris Hill, St Gabriel's, and Downe House.

The area benefits from excellent commuter and travel facilities with easy access onto the M4 at Junction 13 and good train services from Reading to Paddington. Sporting facilities in the area include a large sports complex at Bradfield College which includes a gym, swimming pool and tennis centre and the gym, swimming pool and therapy centre at the Regency Park Hotel. Comprehensive shopping can be found in Reading or Newbury.

About this property

A beautiful Grade II listed 6 bedroom family home set in approximately 3 acres, offering equestrian facilities, a swimming pool and outbuildings.

The property is set up well for a family offering 4 reception rooms, a utility room and a kitchen on the ground floor. Leading off the hallway you can also take the stairs to the lower ground floor to access the playroom/office.

The refitted kitchen is a great space with integrated appliances, under floor heating & Range Master.

Upstairs are 6 bedrooms and a family bathroom. The master bedroom leads on to a dressing room and en-suite.

Set back from the road, the house is approached over a gravel driveway offering parking for several vehicles as well as access to a garage/carport.

To the outside of the property is the swimming pool, equestrian facilities and an outbuilding which is currently being used as a gym, office, pool room and tack room.

The equestrian facilities comprise of 4 stables, a barn and outdoor menage approx. 20m x 40m as well as three paddocks (all gated with post and rail fencing).

Furnishing

Part Furnished

Local Authority

Basingstoke & Deane Borough Council







Winchester Road, Whitway, Newbury, Berkshire, RG20
Gross Internal Area 7477 sq ft, 695 m²



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Whitway House, Winchester Road, RG20

695 sq m (7,477 sq ft)

Main House Internal area - 3,362 sq f (312 sqm)

Garage approx gia - 437 sq ft (41 s m)

Gym / pool house approx gia 1170 sq ft / 109 sq m)

Office / Studio approx gia 321 sq ft / 30sq m)

Barn approx gia 1674 sq ft / 153 sq m)

Store approx gia 540sq ft / 50 sq m)

(Includes Reduced Height areas)

For identification purposes only. Not to scale

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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92-)	49	73		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191021ANGC

