



Charming period house on the edge of the village

Pheasant Hill, East End, Newbury, Hampshire RG20 0AD

Freehold

savills



Hall • Drawing room • Sitting room • Front dining hall • Vaulted kitchen/breakfast room • Larder • Mezzanine • Study • Cloakroom • Play/games room • Wine cellar • Utility room • Boot Room • Principal bedroom suite • Guest room en suite • 4 further bedrooms • 2 further bathrooms
Garaging with secondary accommodation above.

Garden of about 0.33 acres.

Mileages

Newbury & station
(Paddington) 6 miles
Whitchurch station (Waterloo)
11 miles
A34 3 miles
M4 J13 9 miles

Situation

Pheasant Hill is situated at the end of a No-Through lane on the outskirts of the village of East End surrounded by unspoilt farmland on the edge of the North Wessex Downs. East End is a pretty village approx. 6 miles south west of Newbury in an Area of Outstanding Beauty and renowned for its walking and cycling. A footpath outside the property leads to miles of walking including joining with the ancient Wayfarers Walk. St Martins Primary School is within half a mile together with a further excellent selection of primary, secondary, state and private schools in the area. Comprehensive shopping and leisure facilities can be found in the market town of Newbury, with excellent communications to London both by road and rail.

Description

Pheasant Hill is a period cottage that has been renovated and extensively extended to create a tasteful and comfortable family house. Built over 4 floors, the accommodation is well laid out to suit a modern family lifestyle. Of particular note is the kitchen/breakfast room which forms the hub of the house and is vaulted with bi-fold doors opening out to a sheltered terrace, and with a mezzanine study above. There is an elegant drawing room with a library area, a family sitting room and a rear hall that could easily be used for formal dining. On the first floor there is a spacious principal bedroom suite with excellent proportions, an en-suite guest bedroom, and 2 further bedrooms and family bathroom. On the 2nd floor are 2 further bedrooms together with a bathroom. Outside there is secondary accommodation comprising of a bed/sitting room and bathroom above the garaging.





Gardens and Grounds

The house is accessed from the No-through lane gates to graveled parking by the garaging. The garden is laid mainly to lawn interspersed with mature borders, ornamental trees and shrubs. There is a large sheltered terrace on the rear elevation and a kitchen garden along one boundary.

found on the right.

What 3 words

///bridge.nightlife.physics

Tenure

Freehold

Energy Performance

A copy of the full Energy Performance Certificate is available on request

Viewing

Strictly by appointment with the Agents

Services

Mains water and electricity. Private sewage treatment plant. GSHP Heating & hot water system. Underfloor heating. Solar panels. Wired for Sonos, servers, entertainment system. Lutron lighting system throughout.

Local Authority

Basingstoke and Deane

Directions

Follow Satnav. Pass through the village of East End and directly opposite St Martins Primary School is a small lane marked Bridleway. Follow the lane and the property will be





Pheasant Hill
Main House = 3,921 sq ft / 364 sq m
Garage = 403 sq ft / 37 sq m
Annexe = 272 sq ft / 25 sq m

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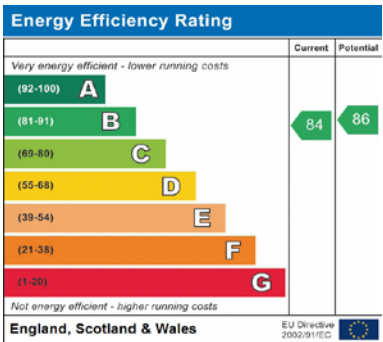


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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