



**EXCELLENT FAMILY HOUSE WITH SUBSTANTIAL OUTBUILDINGS,  
LAND AND VIEWS IN A QUIET AND CONVENIENT SETTING**

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EVEREST HOUSE, STONEY LANE, ASHMORE GREEN, BERKSHIRE

**savills**





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# Everest House

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STONEY LANE, ASHMORE GREEN, BERKSHIRE

Entrance Hall ♦ Sitting Room ♦ Family Room ♦ Dining Room ♦ Library ♦ Kitchen ♦ Breakfast Room ♦ Utility Room ♦ Cloakroom ♦ Boot Room ♦ Master Bedroom with en-suite Bathroom and Dressing Room ♦ 4 further Bedrooms ♦ 2 en-suite Shower Rooms ♦ Family Bathroom

Pool building with Kitchen/Living Room and Shower Room

Barn providing extensive storage and kennels.

About 3.25 acres

### Mileage

Newbury 3.5 miles, Thatcham 2 miles, Reading 16 miles, M4 Junction 13 4 miles. London Paddington via Thatcham from 53 minutes or via Newbury from 51 minutes.

(All mileages and times are approximate).

### Savills Newbury

1-3 The Broadway  
Newbury, RG14 1AS  
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01635 277700

[savills.co.uk](http://savills.co.uk)





### Situation

Everest House can be found in a semi-rural setting in Ashmore Green, a small, popular hamlet situated just north east of Newbury. Local facilities including a primary school, village shop/post office and public houses can be found in Cold Ash which is approximately one mile away. For a wider range of amenities it is only a short drive to both Newbury and Thatcham where there are mainline stations with trains to London.

There is an extensive range of local state and private schools with excellent reputations. Examples of private schools in the area include Bradfield College, Pangbourne College, St Andrew's, Downe House, Elstree, Cheam, Horris Hill and Brockhurst and Marlston House.

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

### Accommodation

Everest House has recently been substantially extended and refurbished throughout by the current owners. Internally the property offers accommodation ideally suited for modern living. The double height entrance hall gives access to all of the principle rooms. The kitchen/breakfast room is fitted with a Laura Ashley kitchen and is complete with a range style cooker and large island/breakfast bar. In the corner of the kitchen there is an open office/homework area while the room is also open to the breakfast room. Also off the breakfast room is the utility room, boot room and a walk in larder. The sitting room offers excellent proportions, a wood burning stove and a further set of doors to the gardens, while there is also a separate family room, dining room and library area.

The first floor offers a master bedroom suite with bathroom and dressing room with double doors out on to a balcony. At the other end of the landing there are two guest bedrooms each with their own en-suite shower rooms. The remaining two bedrooms are served by a family bathroom which can also be used as an en-suite to bedroom two.

### Gardens and Grounds

The property is approached over an extensive gravel drive providing excellent parking and leading past the house to the garaging and on to the outbuildings.



To the front of the house there is a level lawn bordered by hedging and interspersed with mature trees. To the south of the house and with direct access from the kitchen there is a south facing formal garden.

Immediately to the rear of the house there is a generous terrace area providing plenty of space for outdoor dining and leading to the swimming pool. The pool is positioned to face south west and being bordered by the kitchen/living room of the pool building it provides an excellent relaxed entertaining space and suntrap.

The recently built garaging and pool house offers excellent storage and additional entertaining space while there is also a further extensive barn providing further storage.

The property looks out over its own level land and offers potential for use for horses if required.

#### Tenure

Freehold

#### Services

Mains water and electricity. LPG central heating. Private drainage.

#### Local Authority

West Berkshire Council, Market Street, Newbury RG14 5LD  
Telephone: 01635 42400

#### Fixtures and Fittings

All fixtures and fittings are excluded from the sale, but some may be available by separate negotiation if required.

#### Postcode

RG18 9HG

#### Directions

From the centre of Newbury take the B4009 towards Shaw. Turn right at the double mini roundabouts on to Kiln Road and follow this road for 0.5 miles before turning left in to Stoney Lane. Follow this lane for 0.7 miles and Everest House will be found behind wooden gates on the left as the lane widens.

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills. If there are any points which are of particular importance to you, we invite you to discuss them with us, especially before you travel to view the property.





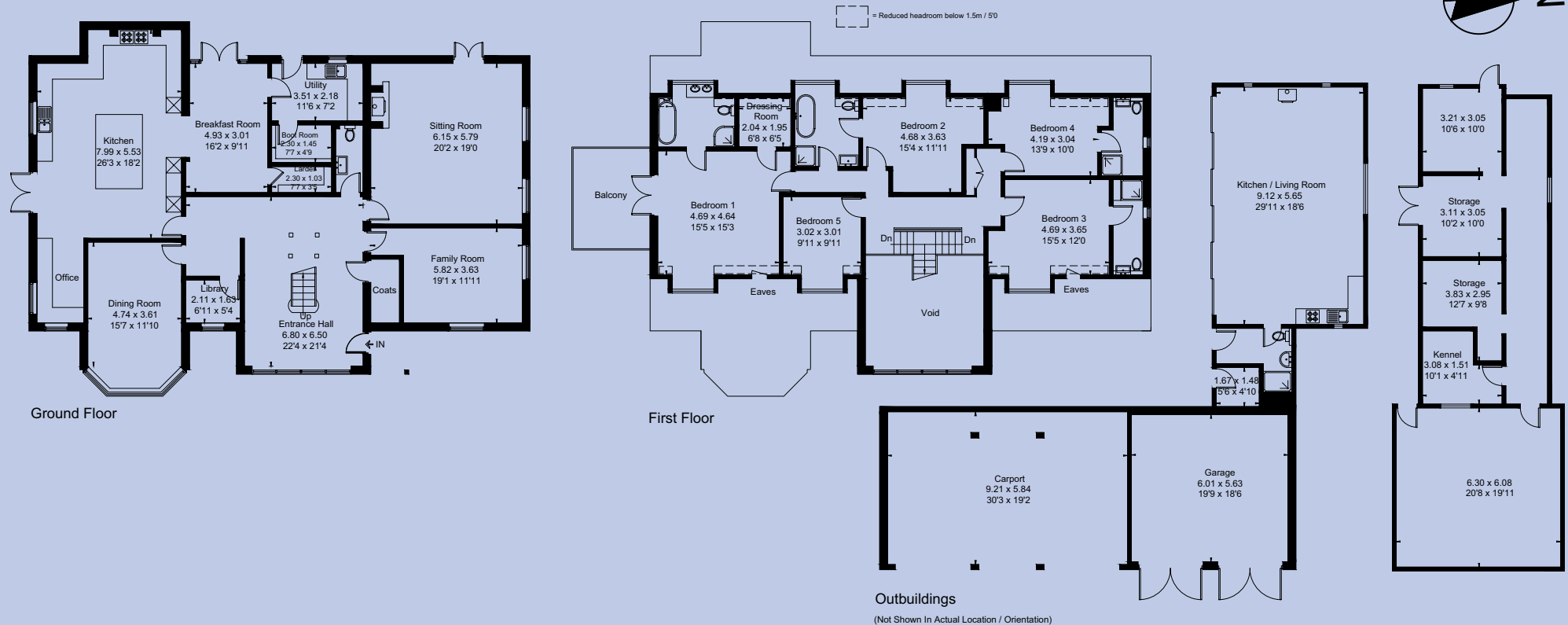
## FLOORPLANS

Gross Internal Area (approx) = 334.3 sq m / 3598 sq ft (Excludes Void)

Garage = 33.9 sq m / 365 sq ft

Outbuildings = 157.0 sq m / 1690 sq ft (Excludes Carport)

Total = 525.2 sq m / 5653 sq ft



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