



## Grade II Listed former rectory

**The Grange, Speen, Newbury, Berkshire, RG14 1RJ**

Freehold





Entrance hall • 3 reception rooms • 6 bedrooms  
• 4 bathrooms • Study • Kitchen/breakfast room  
• Utility room • Boot room • Cellar • Coach house  
• Garaging • Gardens & paddock • About 2.56 acres

### Situation

The Grange occupies an elevated position in Speen on the western outskirts of Newbury with rural views to the south. Speen is a conservation area and has a church, village hall, and pub.

### Accommodation

The Grange dates from the Queen Anne period with 18th century and Regency additions and retains many of the original features of these ages including an elegant main staircase and sash windows. The property is Grade II Listed.

### Outside

The property is approached through electric gates into a gravel turning circle to the front of the house. The gravel drive continues past the house to the rear where there is a range of outbuildings, and a further pair of wooden gates back on to the lane. To the south of the property there is a flagstone terrace with the gardens sloping away from the house down to the paddock offering lovely views to St. Mary's church and beyond.

In all approximately 2.56 acres (1.04 hectares)

### Tenure

Freehold

### Services

All mains services connected.

### Local Authority

West Berkshire,  
Tel: 01635 42400

### Postcode

RG14 1RJ

### Directions

From junction 13 of the M4, take the A34 south and leave at the exit signposted A4 and Hungerford. At the roundabout at the top of the slip road, take the first exit towards Newbury. Almost immediately, take the first right at the war memorial in to Speen Lane. After approximately 300 yards, the entrance to The Grange will be found on the right hand side, between brick pillars with solid timber electric gates.

### Viewing

Strictly by appointment with Savills.







**The Grange, Speen Lane, Speen, Newbury, Berkshire, RG14 1RJ**

**Approximate Floor Area** 499 sq m / 5371 sq ft

**Outbuildings** 102 sq m / 1098 sq ft

**Total** 601 sq m / 6469 sq ft



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**Liz McLean**

Savills Newbury

**01635 277 700**

newbury@savills.com



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