



**GRADE II LISTED HOUSE OFFERING EXTENSIVE FAMILY ACCOMMODATION
AND IMMENSE CHARACTER**

THE OLD MANOR, HILL GREEN, LECKHAMPSTEAD, NEWBURY, BERKSHIRE,



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THE OLD MANOR, HILL GREEN,
LECKHAMPSTEAD, NEWBURY, BERKSHIRE,

Sitting room ♦ Sun room ♦ Snug ♦ Kitchen/dining room
♦ Laundry room ♦ Cloak/shower room ♦ Master bedroom
♦ Bedroom 5/study/dressing room ♦ 3 further bedrooms
♦ Two bathrooms ♦ Double garage ♦ Detached office
♦ Summerhouse ♦ Gardens ♦ Parking

In all approximately 0.69 acres

Mileage

Newbury 7 miles, Oxford 30 miles, London 60 miles, M4 (J13) 5.5 miles,
Heathrow Airport 50 miles, London Paddington from Newbury from
53 minutes. (All mileages and times are approximate)

Situation

Positioned on the Berkshire Downs in a private south facing position,
The Old Manor is a delightful family house dating to approximately the
16th century and located in the desirable and highly accessible hamlet
of Hill Green.

The neighbouring village of Peasemore has a local pub and just outside
Chieveley there is The Crab and Boar pub/restaurant. The nearby town
of Newbury provides an extensive range of services and recreational
facilities including racing and golf courses. There is excellent walking
in the surrounding countryside which is designated as an Area of
Outstanding Natural Beauty.

The property is also ideally located to benefit from the excellent
communications provided by the A34 and the M4 at J13.

There are numerous highly regarded schools in the area including
The Downs at Compton, Cheam, Horris Hill, St. Gabriels, Radley,
Marlborough, Bradfield and Downe House.



Description

The property is a Grade II Listed period extended house of rendered elevations under a recently rethatched roof. The property has been extended over the years and the current owners have continued to keep the property up to date with refitted bath/shower rooms and a new laundry room. The focus of the house is a well-appointed kitchen/dining room giving access to both the snug and sitting room. The sitting room benefits from a wood burning stove and was recently extended with a wonderful sun room overlooking the garden to the rear of the house.

Upstairs, the first floor provides a master bedroom with adjacent bathroom and next to this a further bedroom, used as a study or dressing room. There are three further bedrooms all with fitted storage and served by two further bath/shower rooms.

Outside

The property is entered across the green through a five bar gate to a gravelled turning and parking area in front of the double garage. To the side of the garage there is a home office, while behind the garage block there is a vegetable garden.

The garden is largely private and overlooks fields to the side. The garden to the rear also gives access to a substantial summer house.

Additional Information

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Postcode: RG20 8RB

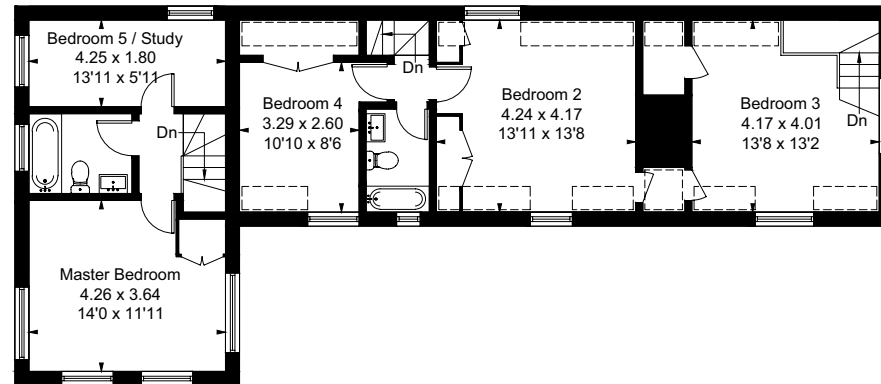
Directions: From Newbury take the B4494 through Donnington and towards Wantage. Pass over Snelsmore Common, under the M4 bridge and pass The Crab and Boar public house. Follow the road down the hill and at the next junction turn right up to Hill Green. Follow the road to the top of the hill and as the road opens out on to Hill Green, the property will be found set back from the road on the left.

Viewing: Strictly by appointment with Savills

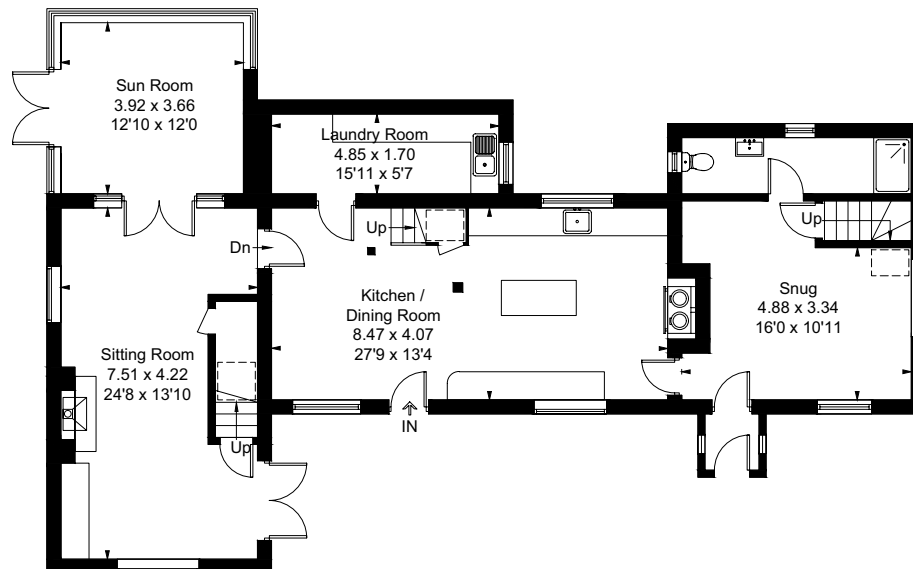


FLOORPLANS

Approximate IPMS2 Floor Area = 202.2 sq m / 2176 sq ft
 Limited Use Area = 13.5 sq m / 145 sq ft
 Outbuilding = 37.2 sq m / 400 sq ft
 Outbuilding Limited Use Area = 7.8 sq m / 84 sq ft
Total = 260.7 sq m / 2805 sq ft



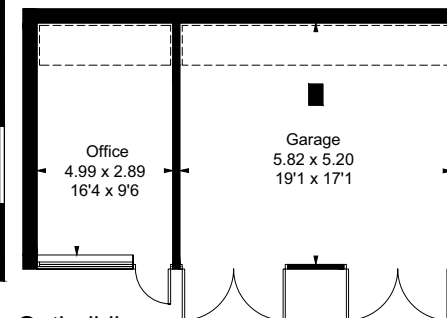
First Floor



Ground Floor



= Reduced head height below 1.5m



Outbuilding
 (Not Shown In Actual Location / Orientation)

Savills Newbury

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