

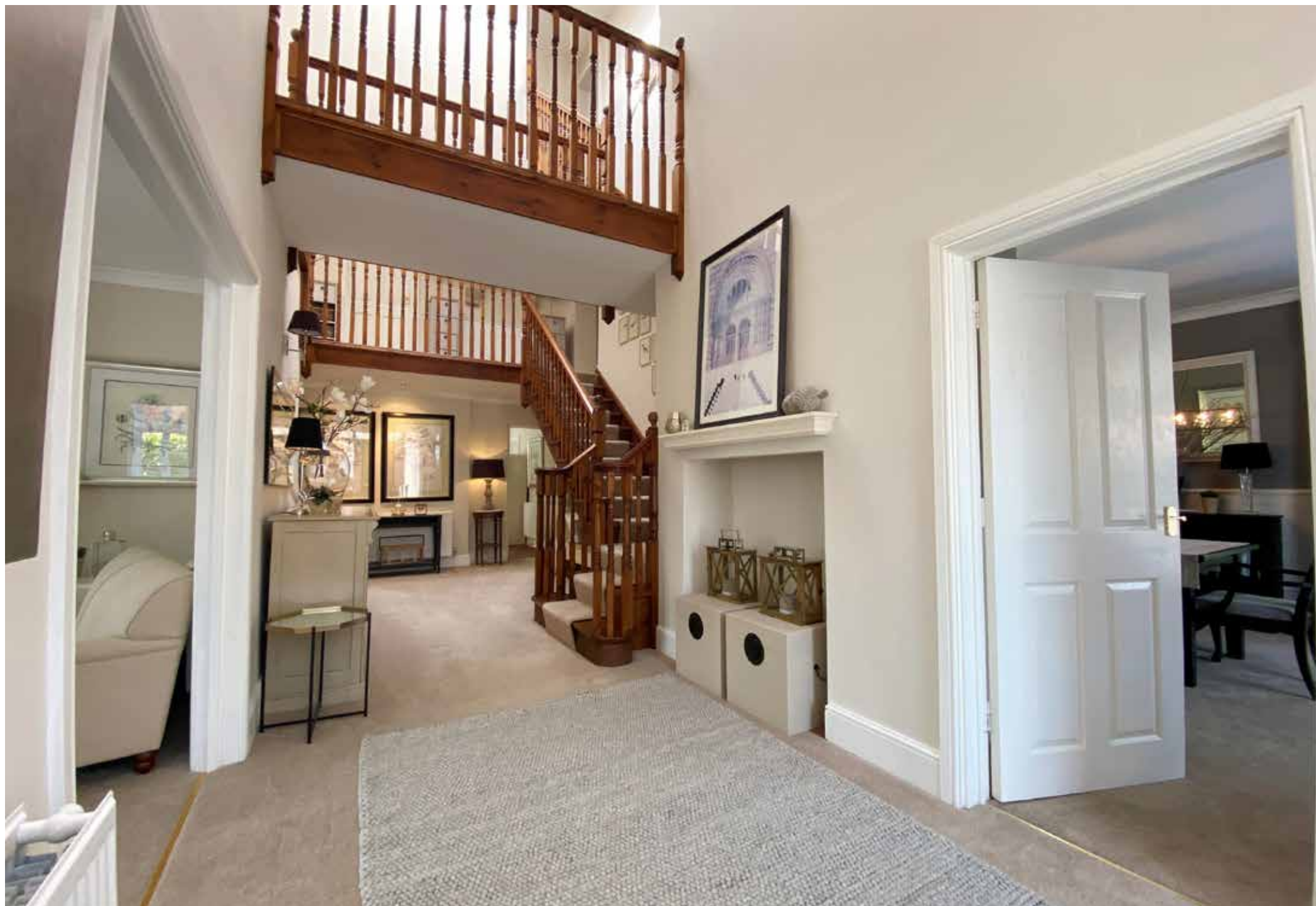


A substantial and individual family house

Sandham House, Pound Lane, Burghclere, RG20 9JR

Freehold





5 Bedrooms • 3 bathrooms • 3 reception rooms • Study/
Bedroom 6 • Gym/Bedroom 7 • Playroom/Bedroom 8
• Kitchen/breakfast room • Utility room • Cloakroom
• Gardens (0.5 Acre) • Planning Permission for a double
garage

The Property

Originally built in 1928, Sandham House is an impressive and individual house which has been significantly remodeled and updated to create a very comfortable family home. The accommodation is spread neatly over three floors providing a very flexible space for family living. In 2000 the current owners substantially extended and refurbished the house and the attention to detail is very apparent throughout. The rooms are all very spacious and the high ceilings give a real sense of natural light and space. The main reception rooms are very well proportioned and all lead off an impressive double height entrance hall with a galleried landing which provides the space for the spectacular staircase. The kitchen is also very well appointed and fitted by the highly regarded kitchen maker John Lewis of Hungerford.

On the first floor there are two en suite bedrooms, three further guest bedrooms and a family bathroom. The second floor comprises of three further rooms which provides additional flexible accommodation, which are currently used as a large home office, gym and playroom/dressing room.

Sandham House sits centrally within its plot with generous gardens to the south side and a large graveled parking area to the north. The gardens are mostly laid to lawn and enclosed by mature hedging providing a private setting for the house. Leading directly from the kitchen and sitting room is a very spacious terrace providing an excellent space for entertaining.

The Location

Sandham House is the principal house within a small development of 6 new individual homes. The development lies off a quiet lane within the village of Burghclere which lies about 4 miles to the south of Newbury. The village is on the edge of rural farmland with a network of footpaths, and has both primary and secondary schools, a church, village hall, recreation ground and public house all within walking distance of the property. There are many social opportunity's within the village including a sports and social club, horticultural society and walking club.



Newbury has a wide range of shops and services including the Parkway Shopping Centre, a number of private sports and health clubs as well as The Watermill Theatre and a six screen cinema. The town also has a wide range of sporting facilities including swimming pools, golf courses, squash and tennis clubs and Newbury Racecourse. The rivers Kennet and Lambourn provide opportunities for fishing and the area is well known for its unspoilt rural landscape providing opportunities for walking, cycling and riding.

The area is also well served with an excellent choice of state and private schools including Horris Hill, Elstree School, Brockhurst, The Clere School, Bradfield College, Pangbourne College, Radley College, Marlborough College, Downe House, Cheam School and St Gabriel's.

Communications to London and the rest of the country are excellent by road via the M4 (J12) and A34 and by rail via Newbury (Paddington line aprox 55 minutes) and Whitchurch (Waterloo line aprox 1hr). Heathrow and Southampton airports are also within a reasonable driving distance.

Services

Mains drainage, water and electricity. Oil fired central heating.

Directions

From A34 Tothill Services south of Newbury, take the signs to Burghclere and at the T junction turn left on to Harts Lane. Proceed along Harts Lane and past the Carpenter Arms on the right, over the bridge and turn immediately left onto Pound Lane. After approximately 50 yards, turn Right onto Sandham Gardens. Sandham House can then be found on the left handside.

Tenure

Freehold

Energy Performance

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

Viewing

Strictly by appointment with Savills.





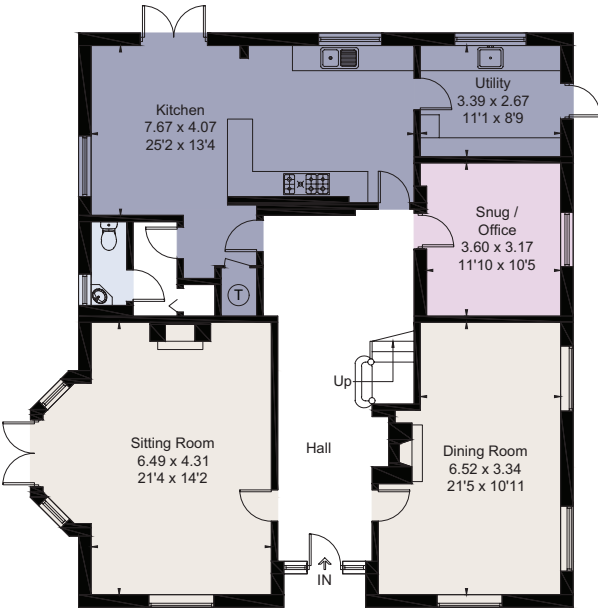
Sandham House, Pound Lane, Burghclere, RG20 9JR
Approximate Area 338.7 sq m / 3646 sq ft (Excluding Voids)
Including Limited Use Area (14.1 sq m / 152 sq ft)



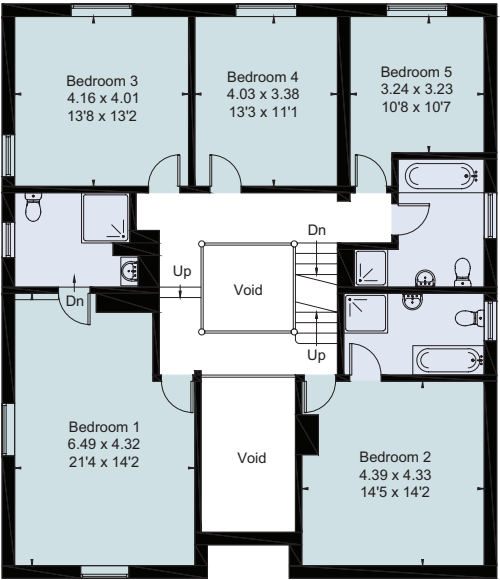
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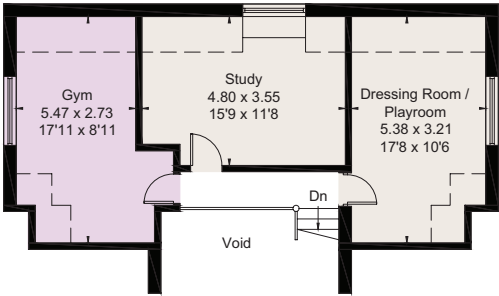
Harry Fisher
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Ground Floor



First Floor



Second Floor

= Reduced head height below 1.5m

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