



Browninghill Green Baughurst Hampshire RG26 5JZ

Winkworth



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Accommodation

Entrance hall
Living room
Dining room
Kitchen
Utility room
Conservatory
Four bedrooms
Dressing room and ensuite bathroom
Family bathroom
Ground floor shower room
Car port with studio room
Garage

Description

This beautiful thatched country home is full to the brim with character and is set within attractive gardens approaching two thirds of an acre, in a rural location in the middle of the Reading, Basingstoke and Newbury triangle – ideal for those seeking tranquillity and convenience. It also has a self-contained studio/office, perfect for home working.

The house is Grade II listed and dates from the late medieval period with subsequent additions.



The house is approached through a five-bar gate into a long gravel driveway with tended lawns to either side and a double car port at the end with the studio above.

Wrought iron gates open into formal gardens with a winding footpath up to the stable style front door that leads into a wide central hallway.

Off to the left is the living room that has a deep inglenook fireplace and an enclosed staircase leading up the main bedroom on the first floor.

The kitchen is handmade, principally oak and hand painted, with Carrera marble work surfaces and adjoins the twin aspect dining room that has a log burner inset into a second fireplace. The conservatory is beyond the kitchen and has views out over the pond and garden. Passing through the utility room (which is also handmade in oak with oak work surface) there are two ground floor bedrooms, one with French doors overlooking the lawns and another with a lovely window seat. Both are served by the ground floor shower room.

There are two staircases to the first floor, the main one being off the hallway up to a wide landing. The second bedroom is a good size double with sloping ceilings and a twin aspect. The family bathroom has a spa bath and is fully tiled with underfloor heating.

The main bedroom also has sloping ceilings and can be accessed from the living room or through a step over doorway from the landing. It has a large dressing room and an Edwardian styled en-suite bathroom with a roll top free standing bath.

The gardens perfectly complement the house with formal lawns to the front and wild meadow gardens extending to the rear and sides, with a paved terrace overlooking a duck pond. In addition, there is a delightful potager styled garden with fruit trees and vegetable beds.

To the front of the plot is a single garage, currently housing a hydrotherapy pool.

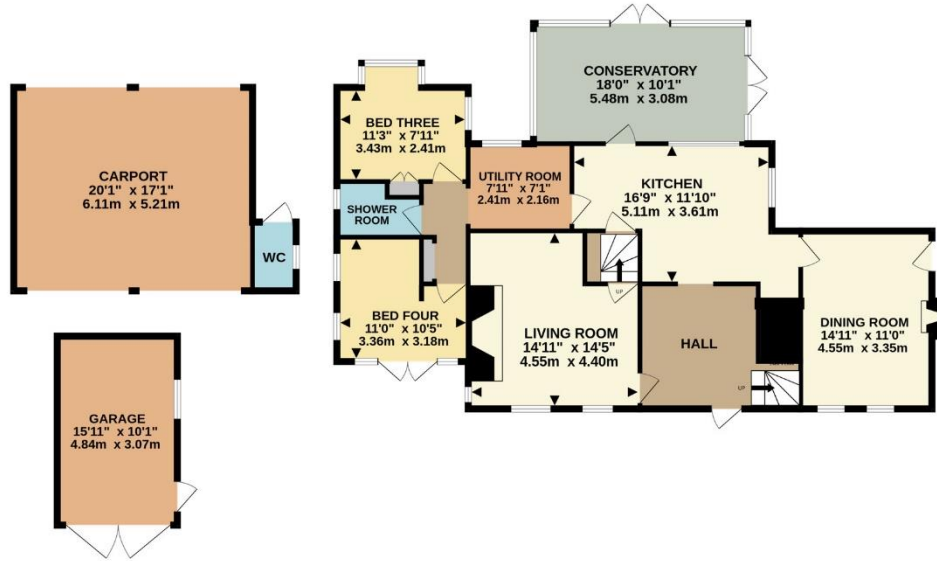
With regard to services, heating and hot water are provided by an oil fired boiler and the house has a septic tank. The thatched roof for the house has been recently replaced and completed in February 2024.



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GROUND FLOOR
1697 sq.ft. (157.7 sq.m.) approx.



1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 2671 sq.ft. (248.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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