



**7 DEANWOOD HOUSE**  
Stockcross, RG20 8JP

**Carter Jonas**



## 7 DEANWOOD HOUSE, STOCKCROSS, RG20 8JP

- Newbury 2 miles
- Newbury Station 2.5 miles
- A34 0.5 mile
- M4 (J13) 5 miles

Hall · entrance hall · kitchen/dining room · an impressive drawing room · conservatory · cloakroom · main bedroom with ensuite · three additional first floor bedrooms · bathroom · top floor studio/bedroom 5 · loft store · private gardens of approximately 1 acre · private drive and parking · double garage and car port · Council Tax Band F · Energy Rating F

### SITUATION

This fine country house lies in open countryside just west of Newbury. It is set in mature gardens and grounds and is approached from a private drive. The village of Stockcross has a primary school and a village hall. Although in a rural setting the house is well placed for easy access to Newbury's town centre which is less than two miles away. Communications are excellent by road via the A34 and M4, and by rail via Newbury main line station. There is a direct train service from Newbury (50 minutes) to London Paddington. In the wider vicinity there is an excellent range of independent schools, Cheam, Brockhurst and Marlston House, Bradfield College, Pangbourne College, St Gabriel's, Horris Hill and Elstree School. Nearby is Deanwood Golf Course, and the Vineyard and Woodspeen restaurants

### DESCRIPTION

This elegant period property, built in the early 1900s, forms a major extension to an impressive Victorian country house. The property enjoys spacious rooms, with high ceilings and well-proportioned double-glazed windows, with a southerly aspect. The magnificent drawing room boasts panelled walls, an ornate ceiling and an attractive fireplace. The kitchen/dining room is similarly gracious and leads to a conservatory with access to the garden. There is a downstairs WC and small storage area under the stairs.

**SITUATED IN A VERY CONVENIENT LOCATION ON THE WEST SIDE OF NEWBURY, A SUBSTANTIAL WING OF A FINE PERIOD HOUSE CREATING A SPACIOUS FAMILY HOME WITH AN IMPRESSIVE MAIN DRAWING ROOM, MANY ORIGINAL PERIOD FEATURES AND A LOVELY GARDEN OF APPROXIMATELY 1 ACRE.**





The first floor offers a generous principal bedroom with en-suite bathroom, three further double bedrooms and a family bathroom and shower. The top floor comprises a light and airy studio with far reaching views over the garden and woodland beyond. There is also an adjacent attic store which, including generous storage, has the potential to incorporate a shower room..

#### **OUTSIDE**

The grounds extend to approximately 1 acre and include a lawn to the front bordered by mature shrubs, an adjacent levelled lawn area, previously a grass tennis court, and an area of private woodland, beyond which lies the Dean Wood. A gravel drive, (sole access), leads off the communal driveway to a garage and carport, with parking for several cars. Additional dedicated parking is available in the Deanwood House communal car park. The property also enjoys a dedicated share of the communal kitchen garden.

## **ADDITIONAL INFORMATION**

**Leashold:** 999 year lease from 1978

**Services:** Mains drainage, water and electricity. Propane gas fired central heating.

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band F

**Viewing:** By prior appointment through the Newbury office 01635 263010

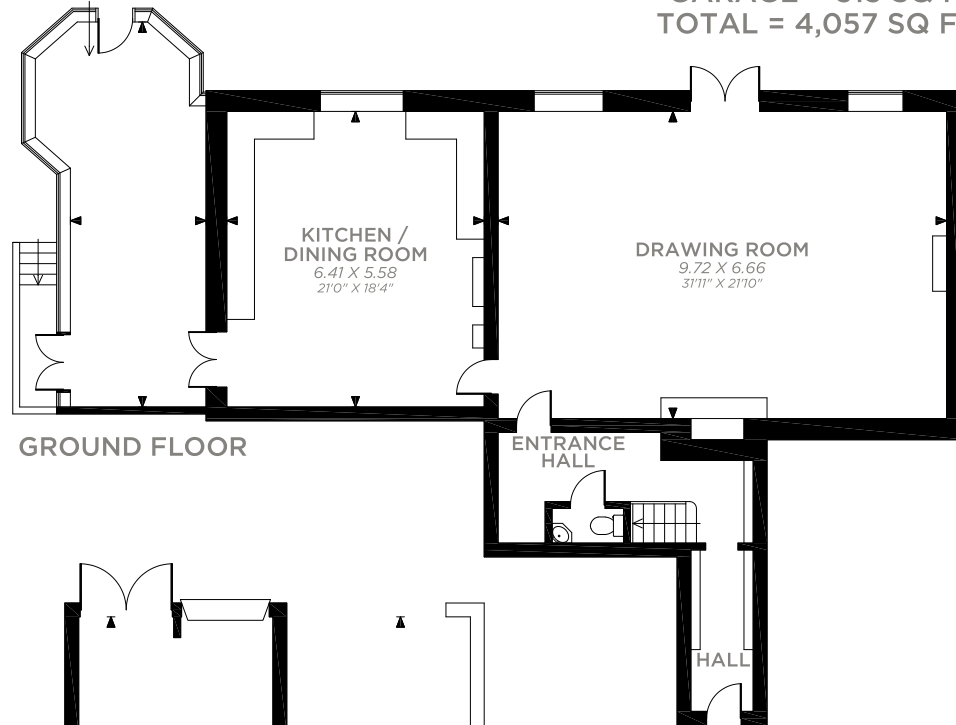
**Directions:** Please use post code RG20 8JP or what3words - shall.harp.later



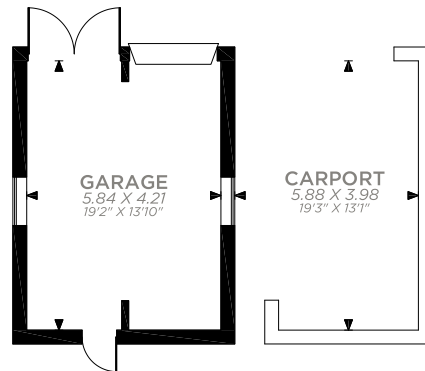


CONSERVATORY  
8.35 X 2.94  
27'5" X 9'8"

DEANWOOD HOUSE, NEWBURY  
APPROXIMATE GROSS INTERNAL AREA  
MAIN HOUSE = 3,742 SQ FT / 348 SQ M  
GARAGE = 315 SQ FT / 29 SQ M  
TOTAL = 4,057 SQ FT / 377 SQ M



GROUND FLOOR



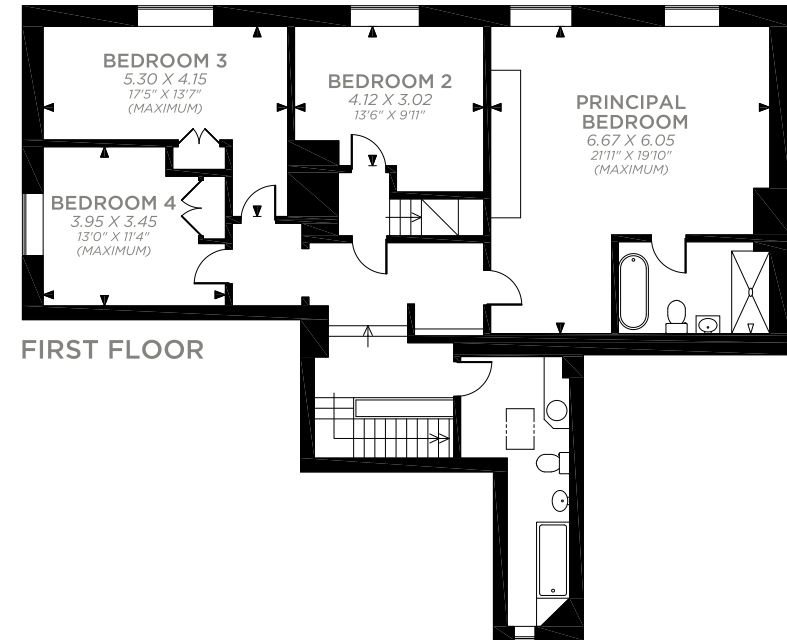
NOT SHOWN ACTUAL  
LOCATION/ORIENTATION

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

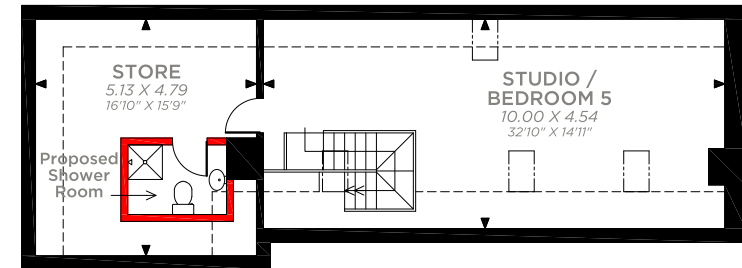
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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FIRST FLOOR



SECOND FLOOR

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