



**2 BEENHAM COURT**  
Guide Price £700,000

**Carter Jonas**



## **2 BEENHAM COURT NEWBURY ROAD HEADLEY RG19 8JX**

- Kingsclere 2 miles
- Newbury 6 miles trains to London Paddington in less than one hour
- Basingstoke 12 miles trains to Waterloo in 45 minutes
- M4 (J13) 12 miles, M3 (J6) 12 miles

Entrance hall · impressive vaulted sitting room with exposed timbers · study/family room · kitchen/breakfast room · utility room · cloakroom · inner hall to the bedroom wing · principal bedroom with ensuite bathroom · two further bedrooms · separate bathroom · attractive setting in a courtyard location · large garden and private courtyard garden · views over farmland yet in a very convenient location · Energy Rating tbc

### **SITUATION**

2 Beenham Court is situated on the outskirts of Headley, which is a village midway between Newbury and Basingstoke. The property is situated at the end of a private drive and is in an attractive courtyard setting with other converted homes, all very individual properties. The house has advantage of lovely views over the surrounding fields. Headley lies to the south of Newbury on the way towards Kingsclere and Basingstoke. Within the village there is a church and a well-stocked community shop and community hall which hosts many activities. The area is surrounded by attractive countryside providing good walking and riding.

### **DESCRIPTION**

2 Beenham Court is a charming three bedroom converted barn that has retained a great deal of character including vaulted ceilings and exposed timbers.

**A VERY INTERESTING AND INDIVIDUAL CONVERTED BARN, WITH A GREAT DEAL OF CHARACTER, WHICH HAS BEEN VERY WELL MAINTAINED BY THE VENDORS, AND SITUATED IN A RURAL LOCATION BETWEEN NEWBURY AND BASINGSTOKE.**





The accommodation offers an entrance hall, cloakroom, a stunning sitting room with high vaulted ceiling with exposed timbers throughout. This is a very light and spacious room with a fireplace with a woodburning stove and doors providing direct access to the garden. There is a kitchen/breakfast room and a separate utility room. From the sitting room there is a hallway that leads to the bedroom accommodation, with doors leading out to the private courtyard garden which is a particular feature of the property. There is a principal bedroom with an ensuite bathroom, two further bedrooms and a family bathroom. There is a principal bedroom with an ensuite bathroom, two further bedrooms and a family bathroom.

## OUTSIDE

Outside there is a well maintained and very private secluded courtyard garden providing an ideal space for outside entertaining and relaxing. On the opposite side of the property is a large area of lawn, again with a paved terrace for outside dining, and from the garden there are far reaching views over the neighbouring fields. Also, outside are two carports and a garage.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage, oil fired central heating

**Local Authority:** Basingstoke & Deane Borough Council

**Council Tax:** Band F

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

**Directions:** Please use postcode RG19 8JX



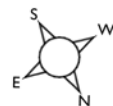
2 Beenham Court, Newbury Road, Thatcham, Hampshire

Approximate Gross Internal Area

Main House = 158 Sq M/1701 Sq Ft

Garage = 14 Sq M/151 Sq Ft

Total = 172 Sq M/1852 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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