



Goodings Lane, Woodlands St. Mary  
Hungerford, Berkshire, RG17



*Beyond your expectations*



# An Elegant Property, Part of a Country House in Idyllic Setting

Entrance Hall | Drawing Room | Sitting Room | Kitchen / Breakfast Room | Boot Room | Cloakroom | 3 Double Bedrooms (2 Ensuite) | 4th Bedroom/Study | Family Bathrooms | 2 Garages | Garden Store

Guide Price £825,000 Share of Freehold

### Description

Farncombe House forms part of a stunning, elegant and substantial country home which was divided into a number of dwellings some years ago. The property sits in the heart of wonderful countryside and has the benefit of around 9 acres of communal grounds. For those seeking a comfortable and stylish residence, this is a most appealing property, and ideal for those whom have a requirement to 'lock up and leave'. The rooms are of a generous size and are well proportioned with high ceilings and a wide vaulted hallway and staircase, decorated in a neutral palette to enhance the feeling of space. There is a splendid drawing room which has ample space for dining, a further generous reception room, a well appointed kitchen/breakfast room, and a boot room. The first floor offers a master bedroom with dual aspect and en-suite, a further large bedroom with en-suite, family bathroom and two additional bedrooms. There are built in wardrobes in 3 of the bedrooms.

### Outside

Approached via a private gravelled drive which is flanked by beautiful grounds and rural land beyond, there is parking which leads to the imposing entrance of Farncombe House. The communal acreage includes formal gardens and woodland, with a tennis court discreetly tucked away. Of great benefit in the summer is the outside swimming pool. There are also two single garages and an additional brick built storage shed. All the grounds are maintained by gardeners and the owners of Farncombe House have the right to keep a horse.

### Location

Goodings Lane lies just outside Woodlands St Mary, in an Area of Outstanding Natural Beauty, surrounded by woodland and farmland. This hamlet is well placed for access to the thriving market towns of both Hungerford and Newbury where all amenities can be found along with rail links to London Paddington. The M4 (J14) is approximately 2 miles away, giving access to London, Reading, Bristol and Bath, and the A34 is accessed via the M4.

### Additional Information

Services: Mains water and electricity. Private drainage. Lease: 999 years from 1974, with Share of Freehold. All owners are directors of the Management Company. Service Charge: £338pcm to include ground rent.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	30
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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# Goodings Lane, Woodlands St. Mary, Hungerford

Approximate Gross Internal Area (Excluding Void )

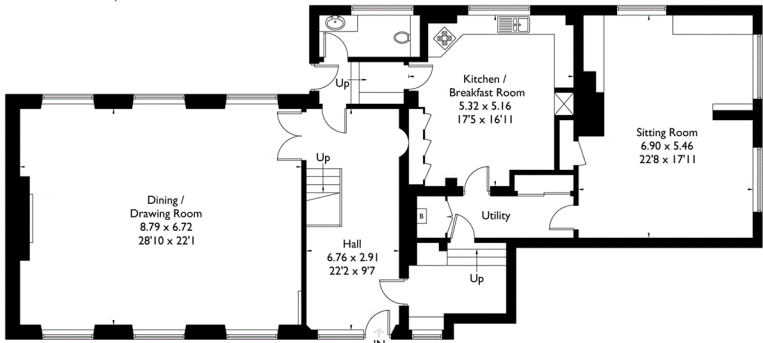
300.8 sq m / 3237 sq ft

Outbuildings = 50.7 sq m / 546 sq ft

Total = 351.5 sq m / 3783 sq ft

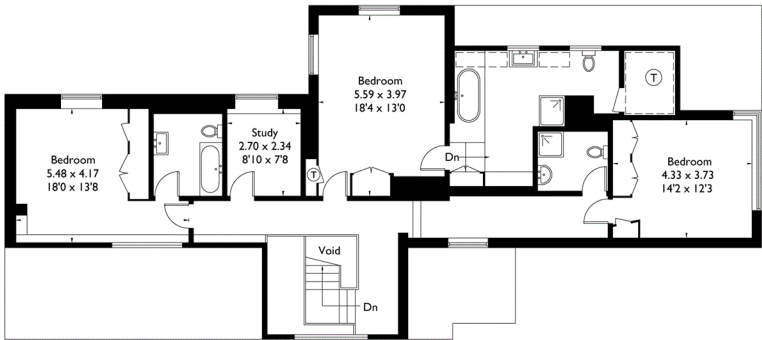


Outbuildings  
(Not Shown In Actual  
Location / Orientation)



Ground Floor

Reduced headroom below 1.5m / 5'0



First Floor

Floorplanz © 2015  
0845 6344080 Ref: 157663

This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



