

The Hollies

Beenham, Reading, Berkshire



A substantial 6 bedroom detached property





The Hollies Webbs Lane, Beenham, Reading, Berkshire, RG7 5LL

Mileages

Newbury – 10.4 miles; Newbury Station (London/Paddington Line) – 10.5 miles; Reading – 8.9 miles; Reading Station (London/Paddington Line) – 10 miles; M4 Junction – Theale (J13) – 13.1 miles (All distances and times are approximate)

Accommodation

Entrance hall, sitting room, dining room, kitchen/breakfast room, games room, study, further sitting room & bedroom ensuite, utility room, master bedroom with ensuite, 4 further bedrooms, family bathroom

Outside

Double garage, rear garden, large gravel drive and rear garden including wooded area

Description

The Hollies is a substantial family property which sits well in its generous plot, being well set back from the lane. Versatile accommodation is arranged over two floors, with excellent reception space on the ground floor as well as having the option to create a self-contained suite to one side, ideal for teenagers, nanny or for utilisation as a home office area. The principal reception rooms overlook the garden with the sitting room being light and spacious and with doors to outside, as does the dining room. The kitchen is fully fitted and features a dining area by the bay window with views of the garden. In addition there is a games/family room and a study, as well as a further sitting room and bedroom with ensuite shower room. The first floor offers a master bedroom with ensuite bathroom whilst the further four bedrooms on the first floor are served by the family bathroom.

Situation

Beenham is an attractive Berkshire village with thriving local community situated between Newbury and Reading, surrounded by glorious countryside. The village offers a range of activities and benefits from a Primary school, village hall, pub, church and playing fields. Local shops can be found in neighbouring villages and a more extensive range of shopping, leisure and schooling facilities further afield in Reading and Newbury. Both towns offer an excellent train service to London Paddington and convenient access to the major trunk roads, notably the A4 and M4 (Junction 12 or 13).





Garden and Grounds

The Hollies is approached via a gravelled drive flanked by a generous lawn on both sides and bordered by mature hedging. Ample parking is provided to the front in addition to the attached double garage. To the rear is a delightful garden, with a terrace adjacent to the house, the ideal place to dine and enjoy the view over the garden and woods beyond. The garden has a large area of lawn and leads down to its own woodland - a wonderful retreat!

Directions

From Newbury proceed in an easterly direction along the A4 signposted Theale and Reading. Proceed through the village of Woolhampton and at the roundabout signposted Aldermaston Wharfe, proceed straight over and continue on the A4. Take the left hand turning into Beenham Hill and follow the road past the sharp S-bend, taking the right hand turning into Webbs Lane, where The Hollies can be found a short distance down on the right hand side.

Additional

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

Council Tax: F.

Tenure: Freehold.





The Prime and Country House team would be delighted to show you around this property.

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Approximate gross internal area. Main house = 2,753 sq ft / 255.8 sq m, Garage = 322 sq ft / 29.9 sq m, Limited Use Area = 28 sq ft / 2.6 sq m, Total = 3,103 sq ft / 288.3 sq m.



NOTE: This plan is for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. Licence No. 100036900.

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.

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