



BELMONT HOUSE
Belmont, Woodspeen

Carter Jonas

BELMONT HOUSE BELMONT WOODSPEEN NEWBURY RG20 8BN

- Newbury 1.5 miles
- Newbury Station 2.4 miles
- M4 (J13) 5 miles

Entrance hall · sitting room · study · play area · family room · fantastic kitchen/breakfast/living room · ground floor shower room · utility room · impressive principal suite with en suite · guest bedroom with en suite shower room · 2 further first floor bedrooms · family bathroom · second floor bedroom with en suite shower room · planning permission for double garage and room above · grounds of 0.9 of an acre · Council Tax Band D · Energy Rating D

SITUATION

Belmont House is nestled back off the road, set in a very private location and is situated within walking distance to the well regarded Woodspeen Restaurant and Cookery School, the Watermill Theatre and Bagnor village. Also close by is the Vineyard Hotel & Spa, 3 golf courses and there is direct access to countryside walks around Donnington Castle, Snelsmore Common and Bagnor. The property is only a few minutes' drive to Waitrose and Newbury town centre. Newbury town offers a good selection of shops and supermarkets. There are plenty of restaurants, cafés, public houses and leisure facilities, including Newbury Racecourse, the attractive Kennet & Avon canal, Vue cinema, Corn Exchange and Watermill theatres. There are arts and sports centres, health clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays. There are well regarded schools for all age groups and Newbury College, with its campus to the south of the town. There is excellent access to the major road routes of A34 and M4 and the mainline rail station to London (Paddington).

AN IMPOSING AND BEAUTIFULLY PRESENTED DETACHED HOUSE SITTING IN GROUNDS OF JUST UNDER AN ACRE AND LOCATED JUST NORTH WEST OF NEWBURY.



DESCRIPTION

Belmont House is an impressive, detached house believed to have been built in the 1930's and extended in 2015 by the current owners. The property, arranged over 3 floors, has an abundance of space and briefly comprises a play area, 2 reception rooms both with working fireplaces, and a family room with bi-fold doors onto the patio. There is a fabulous kitchen/breakfast/living room with a range of eye and base level units, island unit as well as plenty of space for dining and seating. The ground floor accommodation is completed with an excellent utility room and shower room. The first floor landing is accessed via a spacious turned staircase giving access to the part boarded loft and the bedrooms. There is an expansive principal bedroom with dressing room and en suite bathroom complete with separate shower, wc and twin basins. There is a guest bedroom with en suite shower room and 2 further double bedrooms, all with built in cupboards, served by the family bathroom. Stairs lead to the second floor where there is another double bedroom and shower room.

OUTSIDE

The property is approached via a gravel drive leading to an area of parking. This area has planning permission (part of the original plans) to construct a double garage with external staircase leading to a room above. The remainder of the garden is laid to lawn, with a patio area adjacent to the house, and an area of woodland to the south.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, biodisc septic tank, mains water and electricity

Local Authority: West Berkshire Council - 01635 551111

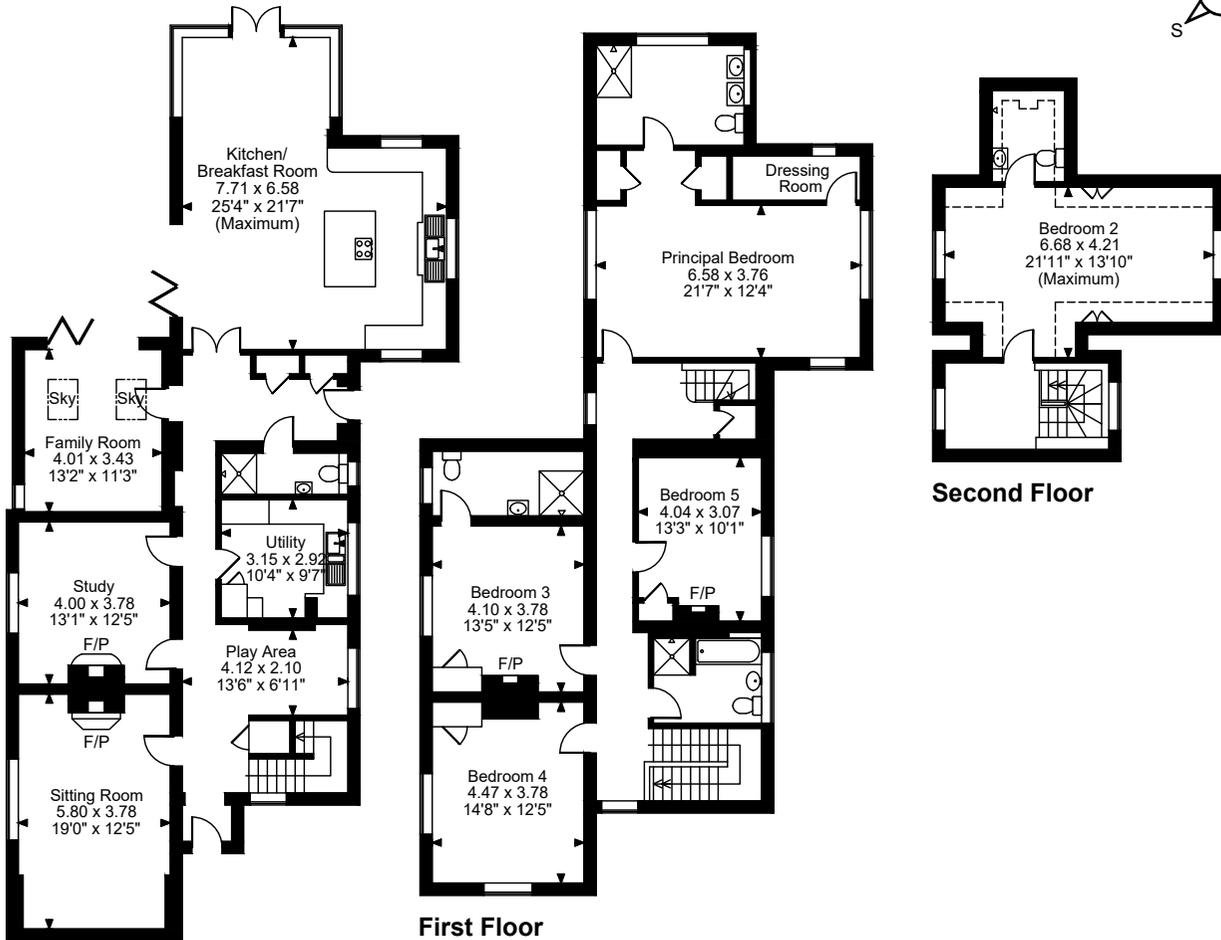
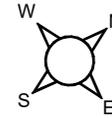
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG20 8BN



Belmont House, Belmont Woodspen, Newbury
 Approximate Gross Internal Area
 3,240 sq ft / 301 sq m



Ground Floor

First Floor

Second Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

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