



**THE MANOR HOUSE**  
Guide Price £1,750,000

**Carter Jonas**

# **THE MANOR HOUSE BENHAM PARK MARSH BENHAM NEWBURY RG20 8LX**

- Newbury town and train station 4 miles
- Hungerford town and train station 6.8 miles
- M4 (5.6 miles)
- A34 1.2 miles

Elegant reception hall · drawing room · boot room and cloakroom · large kitchen/family room · garden/dining room · utility · second cloakroom and store · principal bedroom with ensuite · guest room with ensuite · two further bedrooms and a bathroom on the first floor · bedroom five with an ensuite and under eave storage on the second floor · useful outbuildings including a garage and double carport and a triple carport · south facing garden and surrounded by a paddock making the total amount of land 2.2 acres · Energy Rating F

## **SITUATION**

Benham Park is a lovely location and is in the former Park Land of the principal house of the Benham Estate. It is a very quiet and special location with a small number of individual homes located within the Park, all approached through the original gates on the edge of the village of Marsh Benham. The house is surrounded by beautiful countryside and it is only a short walk to the Red House, which is an active local pub. Excellent facilities and mainline train stations can be found in the neighbouring towns of Newbury and Hungerford. 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 and golf clubs, a bowls club, museums and an outdoor market on Thursdays and Saturdays.

**A VERY ATTRACTIVE DETACHED PERIOD GRADE II LISTED HOUSE OF 4,300 FT.<sup>2</sup> SITUATED IN A VERY SPECIAL LOCATION IN BENHAM PARK, ON THE WEST SIDE OF NEWBURY, WITH A LOVELY SOUTH FACING ASPECT AND VIEWS AND 2.2 ACRES OF GARDEN AND PADDOCK LAND.**



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).

### DESCRIPTION

The Manor House is a substantial individual Grade II Listed period property that has extensive accommodation arranged over three floors. The house, which has been well maintained, provides well proportioned accommodation with high ceilings and it has retained a great deal of its original charm and character. The ground floor offers a large reception hall with an open fireplace and it is an area that could easily be used as a dining hall. The heart of the house is the large open plan kitchen/family room again with a fireplace to one end and double doors opening into a very light garden/dining room. This is mainly glazed and has double doors with access to the garden. There is an elegant drawing room with a fireplace, a practical utility with cloakroom and store and a further boot room and cloakroom leading off the reception hall. On the first floor there is a large principal bedroom, with high ceilings and steps down to a large ensuite bathroom. At the other end of the house there is the guest room, again with ensuite, and on this floor, there are two further bedrooms and a family bathroom. The accommodation is completed by a fifth bedroom with ensuite, which is on the second floor, which also has access to under eave storage.

### OUTSIDE

To the side of the property there is a drive providing access to a garage and double carport beyond this is a further building offering a triple carport. The garden extends to the front and rear, with a lovely south facing aspect over the garden paddock and countryside beyond. The paddock extends to the side and rear and in total the gardens and paddock amount to 2.2 acres.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

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

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



**THE MANOR HOUSE, BENHAM PARK, MARSH BENHAM, NEWBURY**  
**APPROXIMATE GROSS INTERNAL AREA**  
**MAIN HOUSE = 4,303 SQ FT / 399 SQ M**



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 The position & size of doors, windows, appliances and other features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	23 F	
1-20	G		

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