

Inleaze House



Hungerford Park,
Hungerford, RG17 0UR

51°24'30"N , 001°28'46"W
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THE
COUNTRY
HOUSE
DEPT.



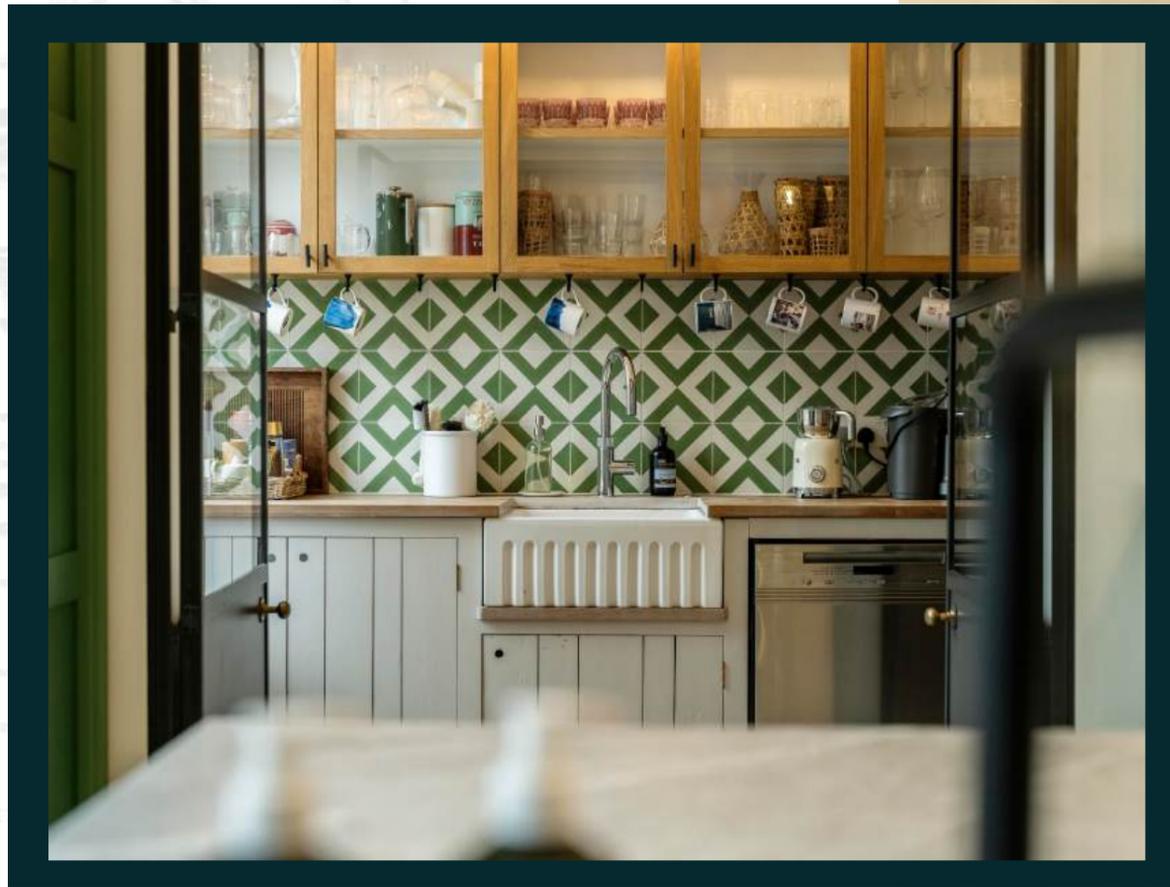
ABOUT THIS HOUSE



Inleaze House is simply one of the area's finest houses. The property dates from the late Georgian / Early Victorian period, is not Listed and is incredibly well presented as the vendors have invested significantly in the property in the time that they have been there. The property has a large reception hall with the generous and well-proportioned reception rooms leading off it; however the heart of the property is the simply fabulous kitchen. The ceiling height is superb throughout the property and there is abundant natural light.



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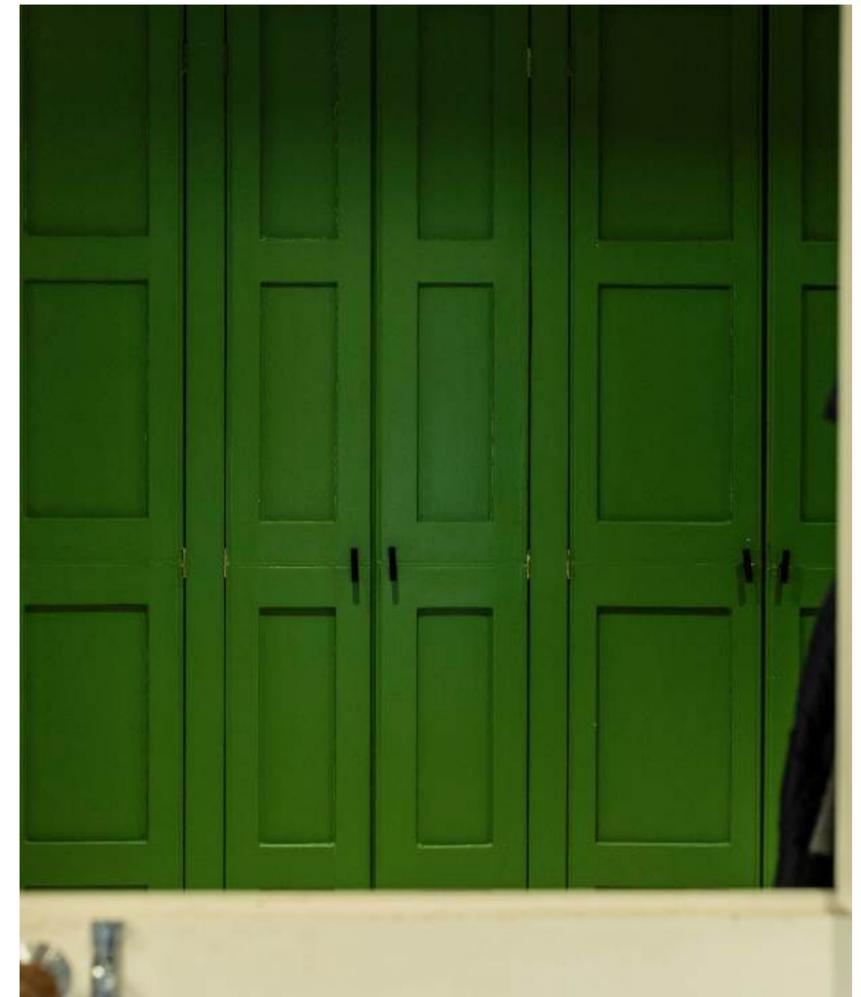


The gardens have also recently benefited from significant investment and the property has wonderful views of the surrounding park and farmland. There is a partly walled garden with a swimming pool and Boule pitch, as well as an outbuilding providing garaging, kennelling, guest bedroom and shower room. A tennis court has been recently added. To the rear of the property there are further outbuildings with great potential. The setting is wonderful being in Hungerford Park, yet is only a short distance from the train station and amenities of both Hungerford and Kintbury.

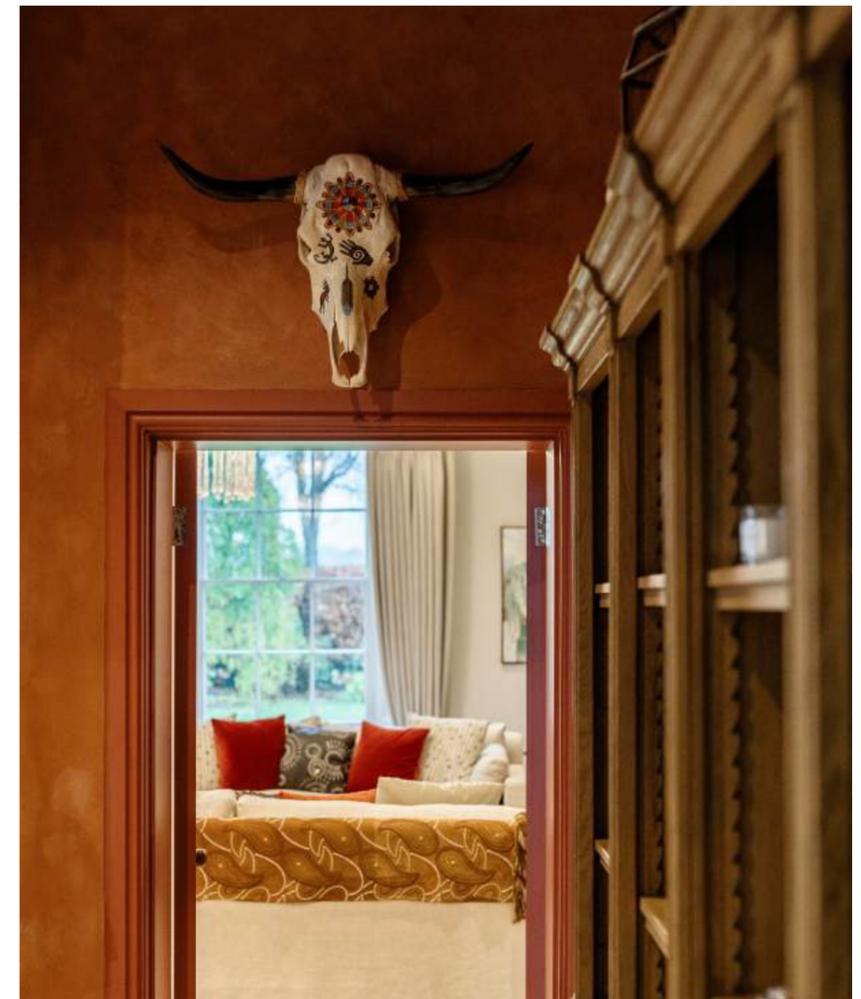














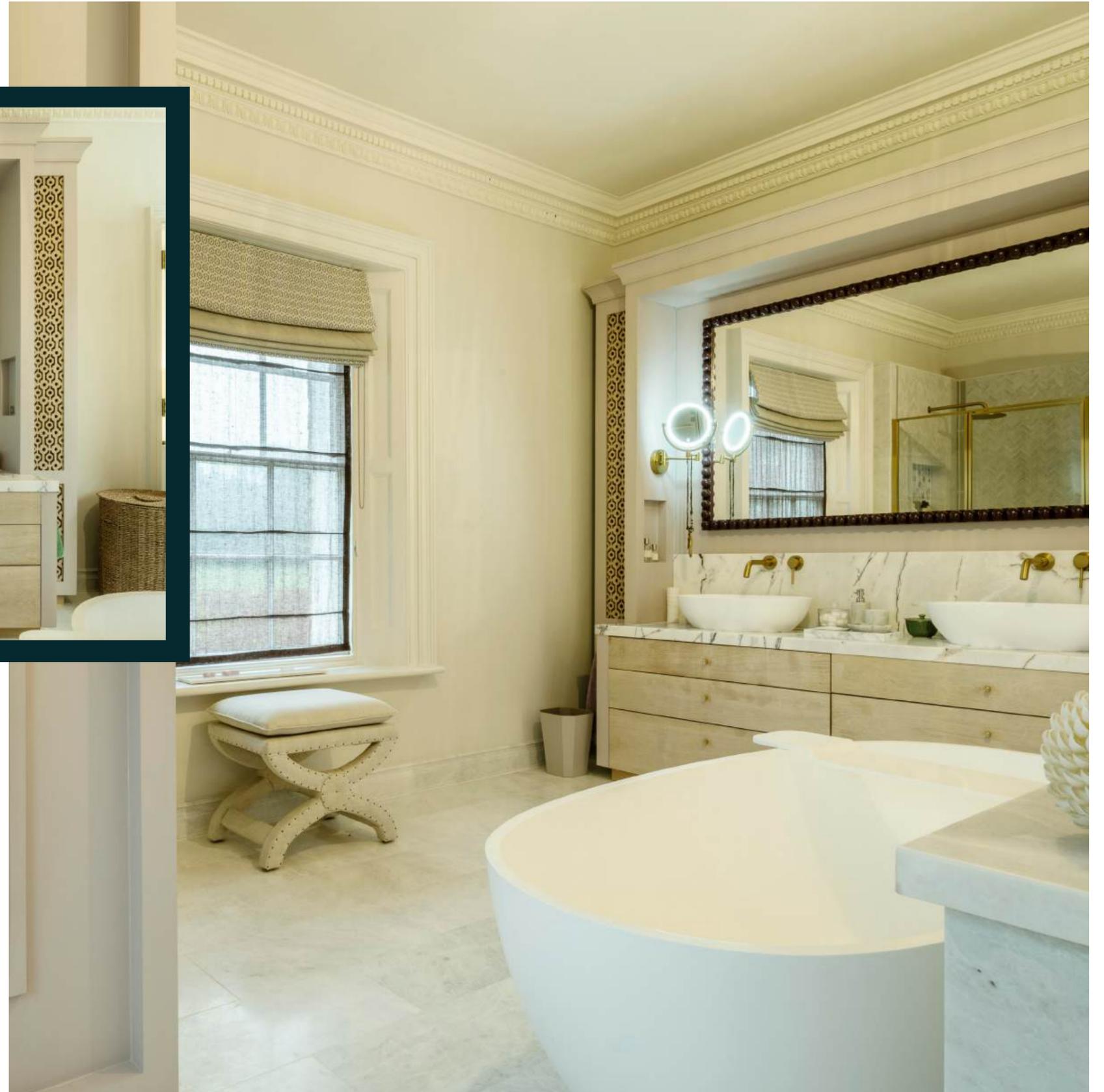
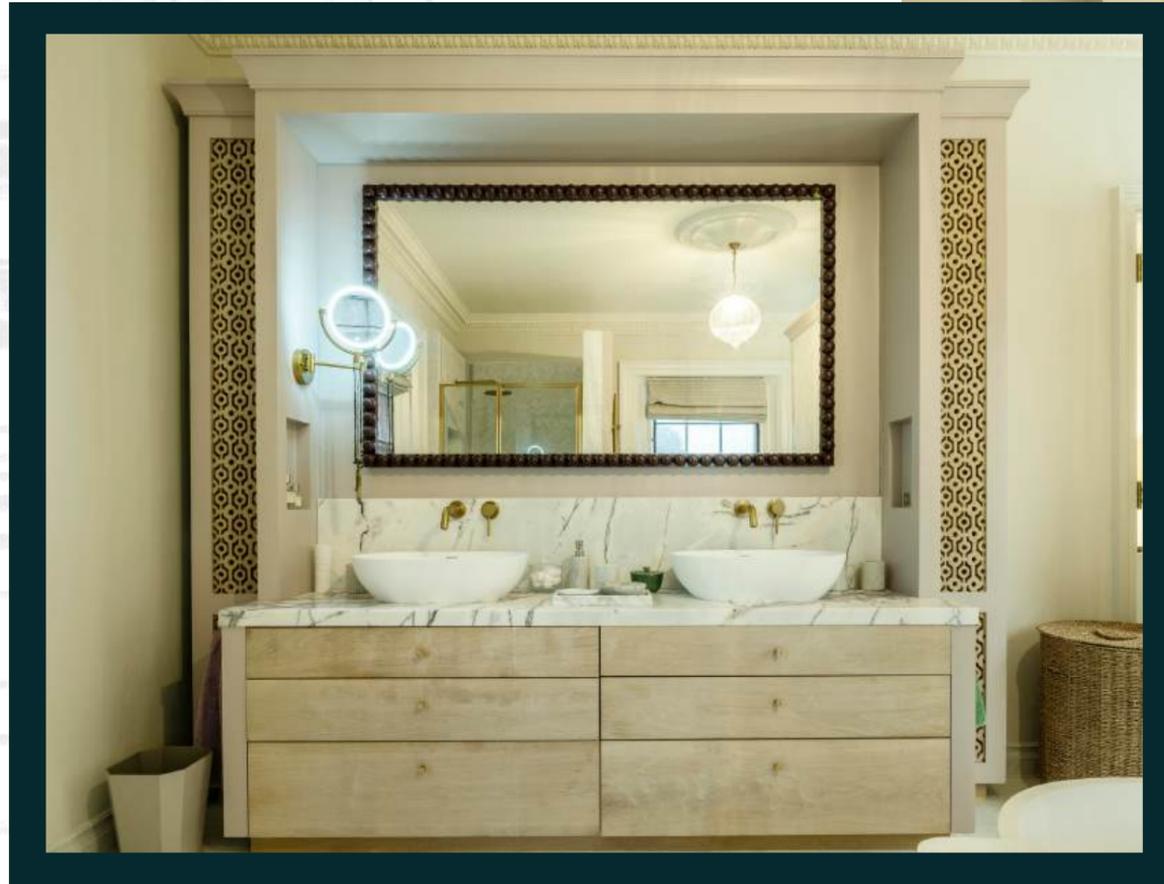








THE FINER DETAILS



- 5 Bedrooms
- 3 Reception rooms
- 4 Bath/Shower rooms
- Garaging
- 18.46 Acres
outbuilding
- Pool
- Tennis Court



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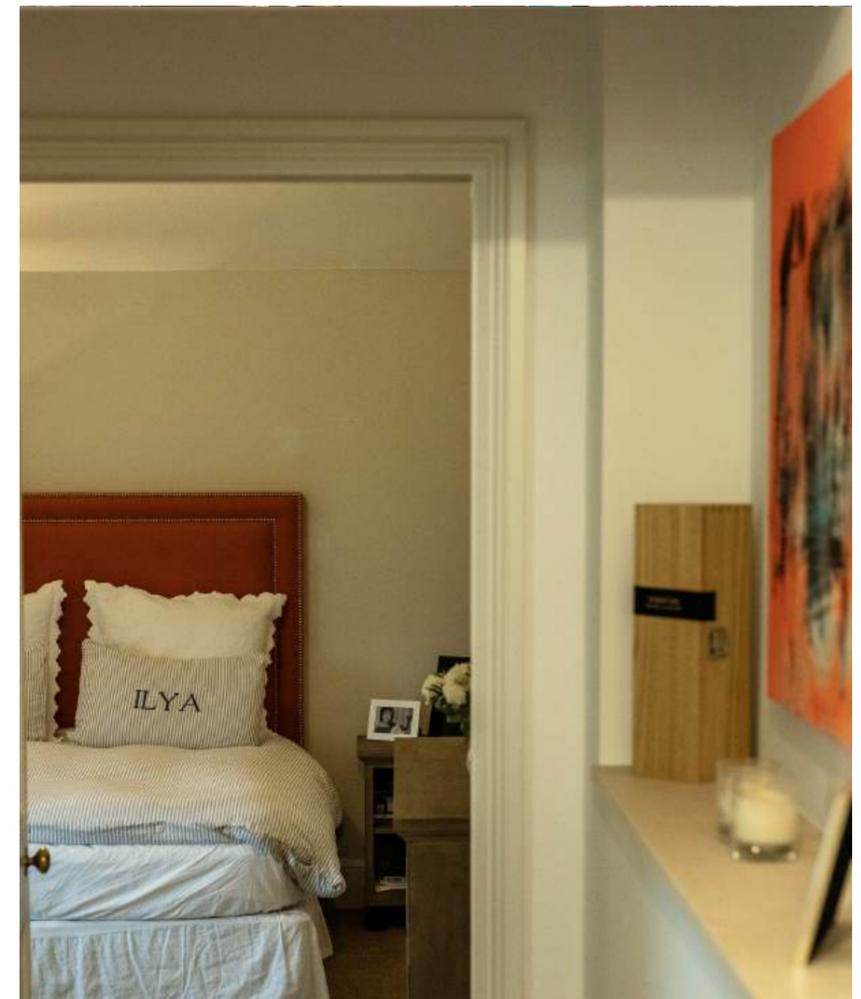
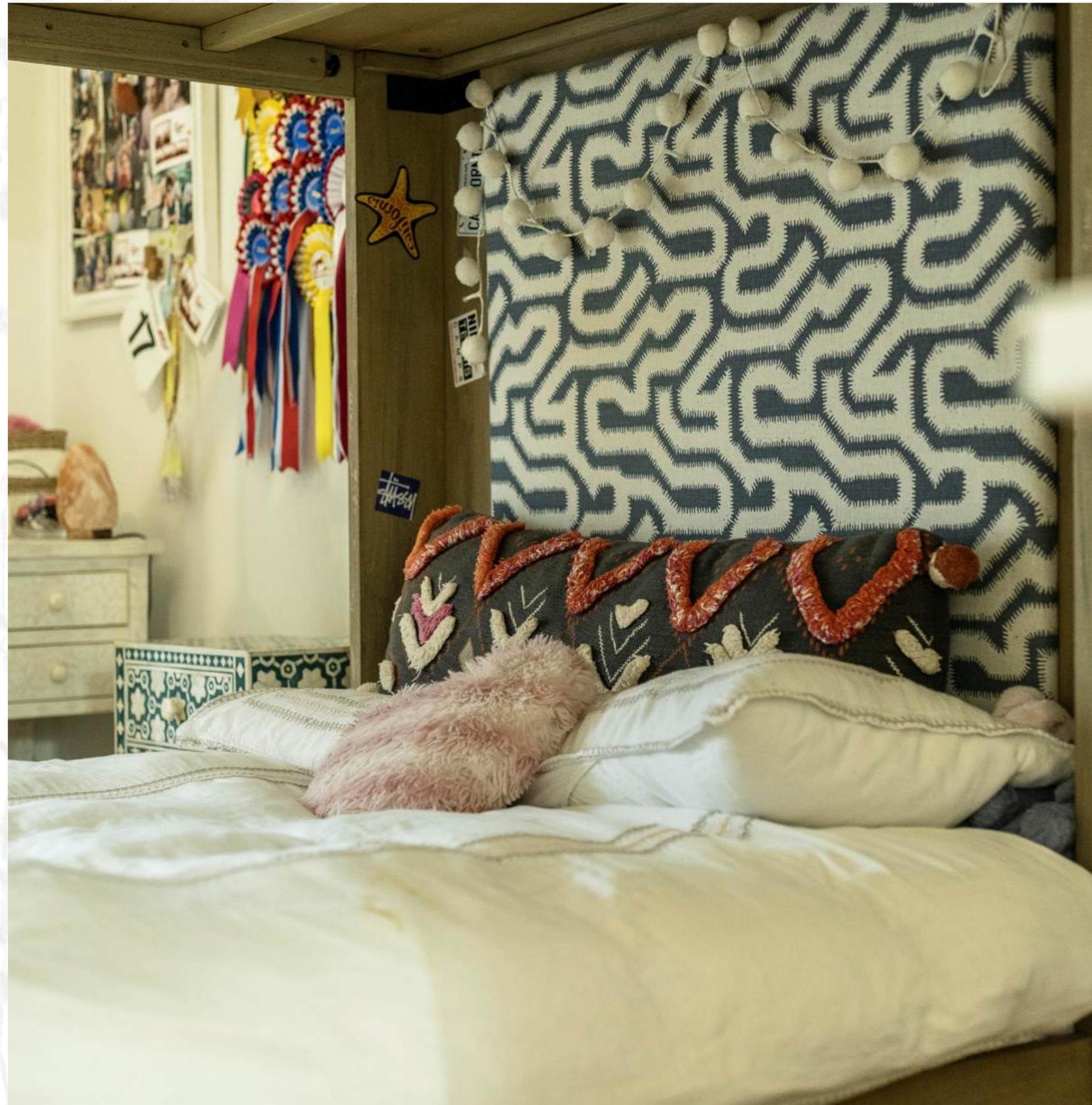
SERVICES
Mains electricity
Private water and drainage
Oil fired heating

EPC
TBC

COUNCIL TAX
Band G

LOCAL AUTHORITY
West Berkshire











ABOUT THIS AREA

Inlease House lies just a short distance of the well-regarded town of Hungerford, a historic market town in Berkshire known for its charming countryside, canals, and rich cultural heritage, as well as a mainline station to Paddington. The walking and riding in the area is simply superb being on the foot of the Wessex Downs.

10 miles to the east is Newbury; with its large open market square and numerous pubs, the bustling market town is suffused in history. But what you might not know is that contemporary Newbury is home to a fresh and energetic vibe, stoked by some great independent shopping, a sparkling array of nearby dining options and a thriving café culture. If that wasn't enough, its locality to outstanding schools, great leisure facilities and abundant footpaths, mean the town is fast becoming West Berkshire's most sought after small town.

12 miles to the west lies Marlborough, a historic town in Wiltshire, renowned for its picturesque high street, Marlborough College, and proximity to the ancient Silbury Hill and Avebury stone circle. The town offers a blend of heritage, natural beauty, and vibrant culture.

There are a number of excellent state and independent schools in the area and road communications are fantastic.

LOCAL

The Crown & Anchor, Ham
The Retreat, Elcot Park
The Woodspeen, Woodspeen
The Swan, Wilton

TOWNS & TRAIN STATIONS

Hungerford 1.5 mile
Paddington station from 46 minutes
Newbury 10 miles
Paddington station from 40 minutes
Marlborough 12 miles
Andover 18 miles









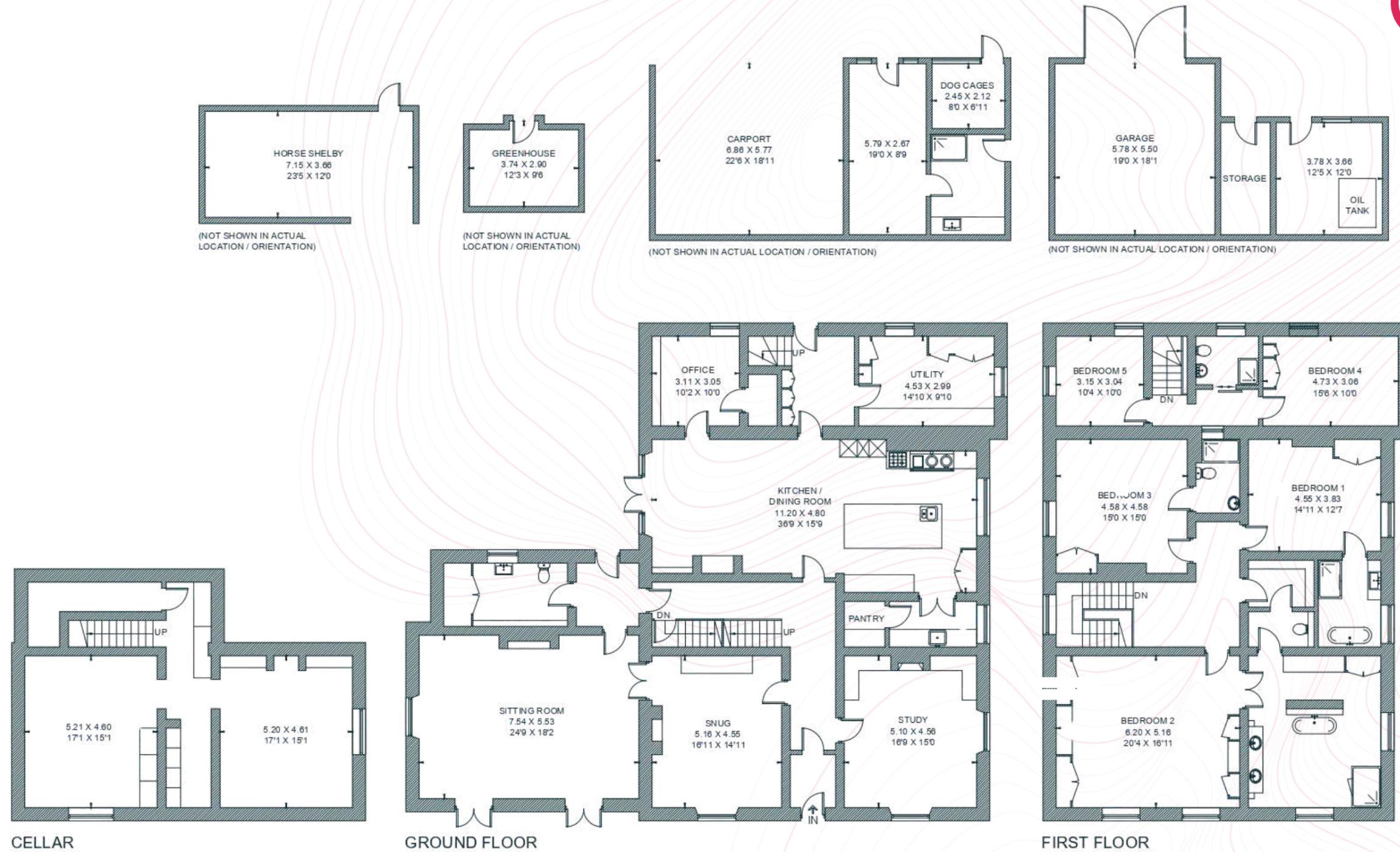








FLOORPLAN



Total - 591.8 sq m / 6,369 sq ft
House - 425.8 sq m / 4,583 sq ft | Outbuildings - 92.3 sq m / 993 sq ft | Cellar - 73.7 sq m / 793 sq ft

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AREA GUIDE

Berkshire

The Royal County of Berkshire is the jewel in the home counties crown. It's no surprise that a county fit for a Monarch is one of the most attractive locations for those making the move out of London, with a wealth of exceptional schools and fast commuter links to the capital. There's no shortage of leisure activities either with racing at Windsor, Ascot and Newbury as well as polo at The Guards Polo Club, Cowarth Park and The Royal Berkshire Polo Club. Fine dining is a particular highlight and Bray is the county's worthy epicentre, with the Roux Brothers' Waterside Inn and Heston Blumenthal's Fat Duck and The Hind's Head.



WALKING **Basildon Park**
Walk around four different trails through 400 acres of parkland and Woodland.

EATING OUT **The Hind's Head, Bray**
Food that is all cooked with exceptional technical dexterity and consummate culinary imagination.

EVENT **Royal Ascot**
Arguably the most prestigious horse racing event in the world. Experience five days of not only the finest horses, jockeys, trainers from around the world but exceptional fashion and cuisine.

DAY OUT **Windsor Great Park**
A Royal Park of 4,991 acres, including a deer park, to the south of the town of Windsor.





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