

COOMBESBURY FARM COTTAGE

Magazine →



THE
COUNTRY
HOUSE
DEPT.

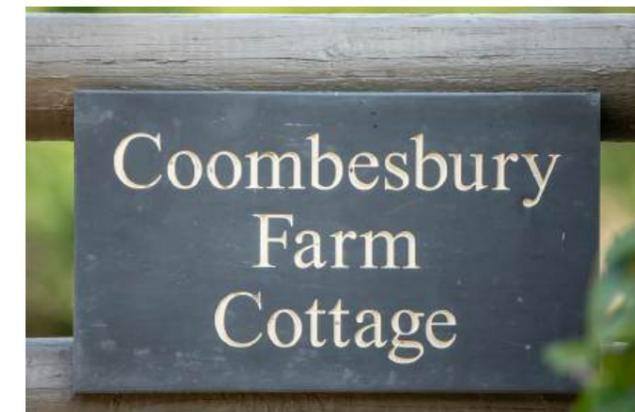




COOMBESBURY FARM

Cottage

Coombesbury Lane, Boxford, Berkshire, RG20 8DE



Coombesbury Farm Cottage is a charming rural home set near the sought-after village of Boxford, Berkshire. The property has approximately 2.6 acres of land and enjoys a rural setting with far-reaching countryside views. The main house is complemented by extensive garaging, ideal for car enthusiasts, storage, or workshop space. A separate two-bedroom annexe provides excellent flexibility for guests, extended family, or potential ancillary accommodation. The grounds include a private tennis court, with wonderful views, while the open land offers scope for gardening, leisure, or simply enjoying the tranquil surroundings. This is a rare opportunity to acquire a versatile country property combining space, privacy, and exceptional outdoor amenities in a desirable location







THE FINER *Details*

Bedrooms

4

Reception Rooms

3

Bath/Shower Rooms

4

Extensive Garaging

2 bed Annexe

1

Tennis Court

1

Acreage

2.64

What3Words

///feasting.lush.slurping

Co-Ordinates

51° 25' 52" N , 001° 23' 13" W

Services

Mains water and private drainage
Oil fired central heating

EPC

E

Council Tax

Band G

Local Authority

West Berkshire Council













ABOUT THIS *Area*



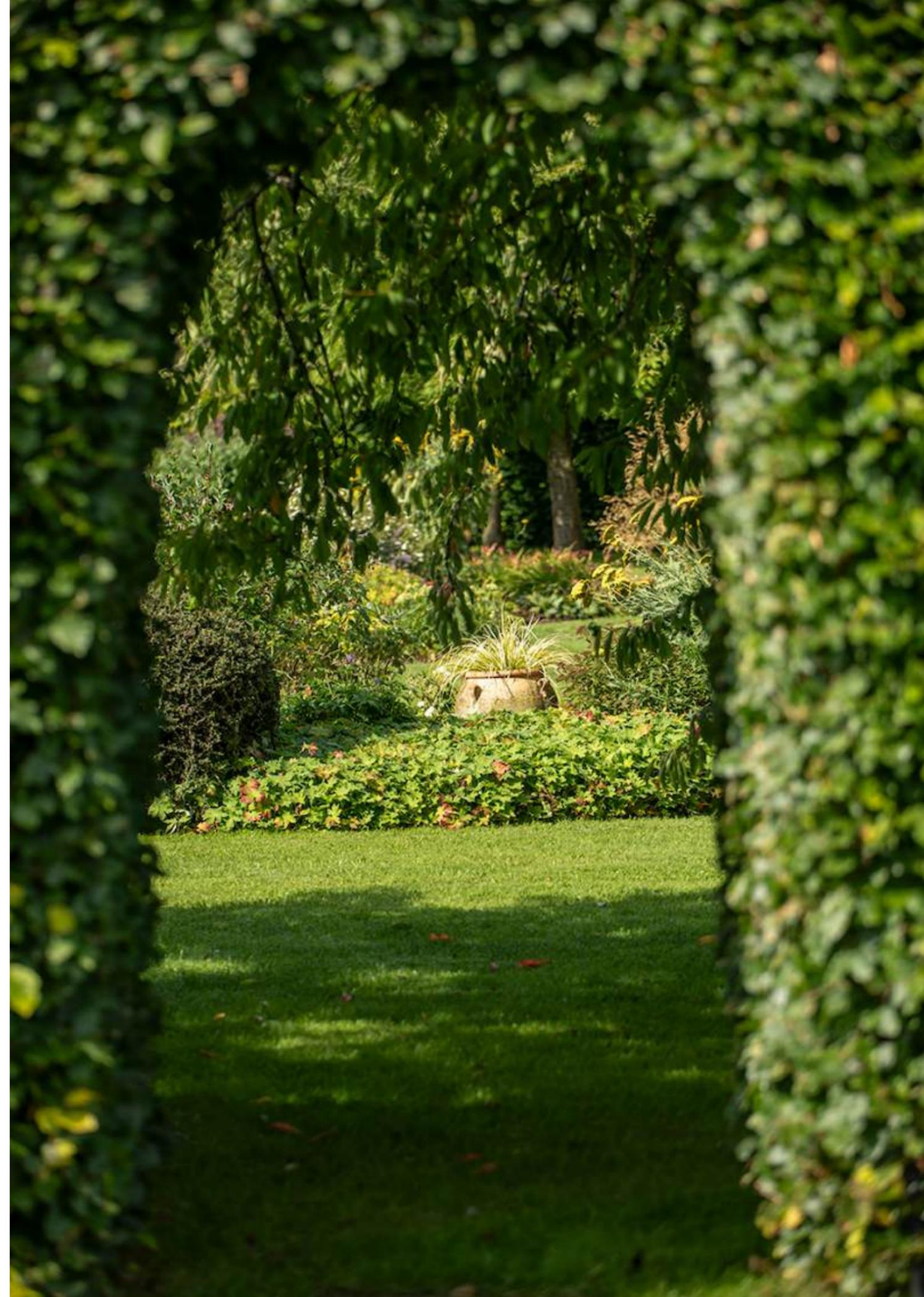
The area around Coombesbury Farm Cottage is quintessential English countryside nestled in the North Wessex Downs Area of Outstanding Natural Beauty, known for its rolling chalk and flint downland, wooded valleys, and scenic walking routes. Boxford is close by, a small picturesque village on the east bank of the River Lambourn, a clear chalk-stream famed for trout and nature-rich water meadows that are protected as Sites of Special Scientific Interest. The village itself features a popular pub, The Boxford, historic thatched cottages, a traditional village green, and St Andrew's Church, with origins stretching back centuries. Nearby Newbury is a thriving market town, combining historic character with modern amenities. Set on the River Kennet, it offers attractive countryside alongside excellent shopping, dining, and leisure facilities. The town centre features a mix of independent boutiques and major retailers, as well as a number of excellent schools. Newbury is well known for its racecourse, cultural events, and nearby Highclere Castle. With strong schools, fast rail links to London Paddington, and easy access to the M4, Newbury is a popular and well-connected place to live for families, professionals, and commuters alike.















POINTS OF *Interest*



Towns and Cities

Newbury 5 miles
Hungerford 8 miles
Marlborough 17 miles
Reading 22 miles

Pubs & Restaurants

The Boxford, Boxford
The Retreat, Elcot
The Woodspeen, Woodspeen

Train Stations

Newbury 5 miles
London Paddington from 40 minutes
Hungerford 8 miles
Marlborough 17 miles
Reading 22 miles

Airports

Gatwick Airport 85 miles
Bristol Airport 67 miles
London Heathrow 49 miles



FLOORPLANS

Coombesbury Farm Cottage



Total - 564.7 sq m / 6,078 sq ft

House - 341.5 sq m / 3,676 sq ft | Annexe - 120.4 sq m / 1,296 sq ft | Outbuildings - 102.8 sq m / 1,106 sq ft

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, Ascot Racecourse

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.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.



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