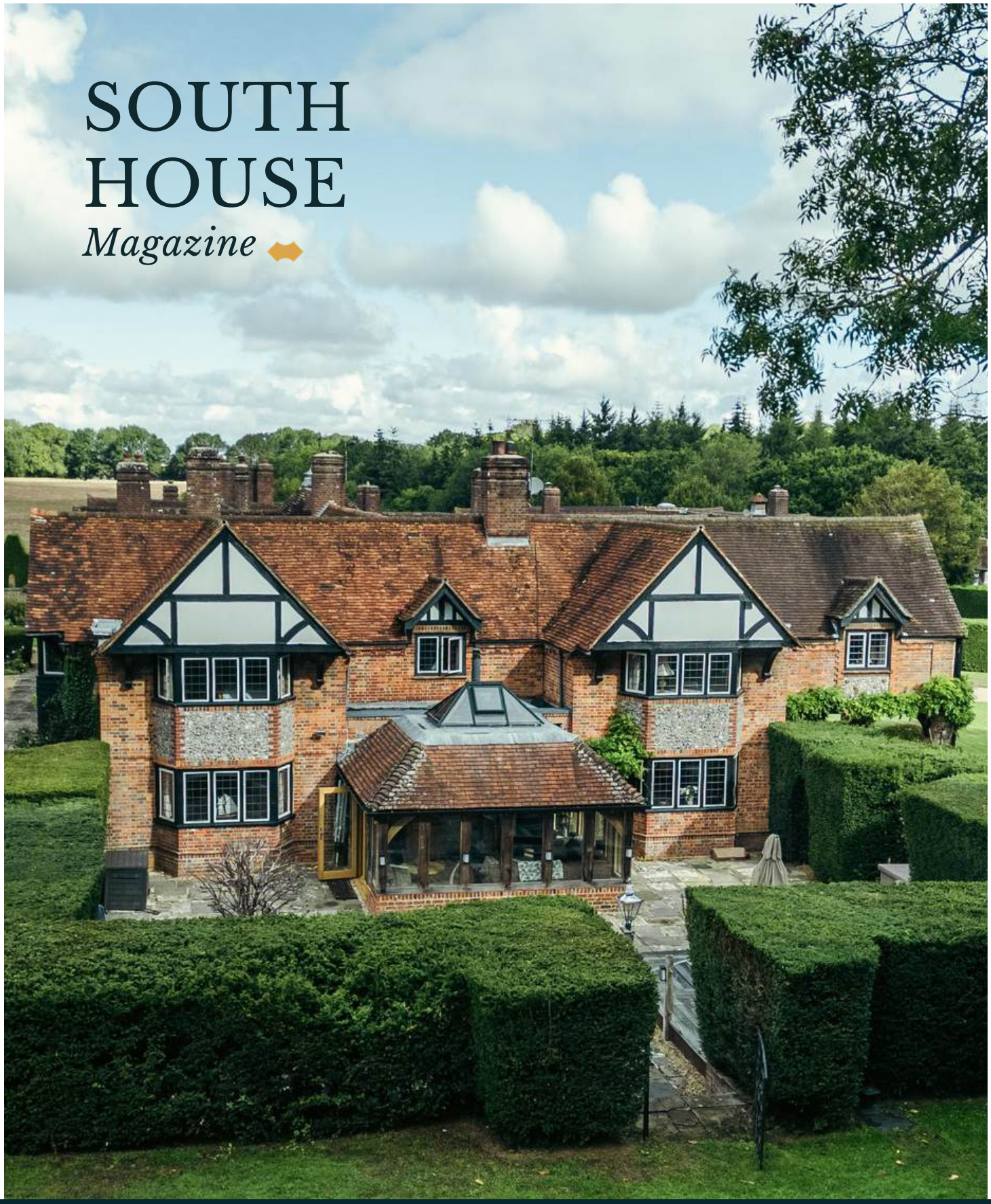
SOUTH HOUSE

Magazine



THE COUNTRY HOUSE DEPT.



SOUTH
House

Goodings Lane, Woodlands St. Mary, Hungerford, RG17 7BD



South House is a truly impressive country residence, beautifully positioned in a peaceful and highly sought-after setting amidst the rolling countryside of West Berkshire. Combining character, elegance and modern comfort, the property offers a rare opportunity to enjoy refined country living without compromising on convenience.

The house provides generously proportioned accommodation with a warm and welcoming atmosphere throughout. Thoughtfully designed living spaces are ideal for both relaxed family life and entertaining, while a wealth of period charm and carefully considered details enhance its timeless appeal.

Outside, established gardens create a private and tranquil setting, perfect for al fresco dining and enjoying the surrounding landscape. Residents also benefit from access to exceptional communal amenities, including landscaped grounds, a vegetable garden, tennis court and swimming pool.

South House is ideally placed for those who enjoy an active outdoor lifestyle, with a number of beautiful walks leading directly from the house and offering stunning countryside views. The popular Queen's Arms is within walking distance, while a variety of excellent local pubs are close by, adding to the area's charm and appeal.

A distinguished home in an exceptional rural setting, South House perfectly balances the tranquillity of country living with everyday accessibility.











THE FINER *Details*

Bedrooms
5

Reception Rooms
2

Bath/Shower Rooms
3

Communal Pool, Tennis Court & Walled Garden

Garaging for 2 cars

Acreage
10 (communal)

What3Words
///nights.breaches.bump

Co-Ordinates
51°28′31″N , 001°29′36″W

Services
LPG Gas fired heating
Mains electricity and water
Private drains

EPC
D

Council Tax
Band G

Local Authority
West Berkshire

Agent's Note
There is a monthly service charge of currently £560 pcm.
Share of the freehold

























ABOUT THIS *Area*



South House enjoys a wonderfully private and picturesque position surrounded by some of West Berkshire's most beautiful rolling countryside. The location combines peace and seclusion with excellent access to highly regarded schools, attractive market towns and outstanding transport connections.

The area is particularly appealing to families, with an excellent choice of respected independent schools nearby, including Downe House, Marlborough College, Bradfield College, Cheam School and Pinewood School, alongside well-regarded local state schools.

For leisure, the North Wessex Downs provide a stunning backdrop for walking, riding and a wide range of country pursuits. Hungerford offers a charming selection of independent shops, cafés and everyday amenities, while Newbury and Marlborough provide a broader choice of shopping, dining and cultural attractions. Both Hungerford and Newbury benefit from mainline railway stations, offering convenient services to London and beyond.

Located within a National Landscape, South House enjoys an idyllic rural setting while remaining exceptionally well connected, with the M4 Junction 14 only 2 miles away. Bath is approximately 53 miles to the west, Oxford 29 miles to the north and both London Heathrow and Gatwick Airports within easy reach to the east.

A superb country home offering the perfect balance of rural tranquility, excellent schools and accessibility.

















Communal Swimming Pool





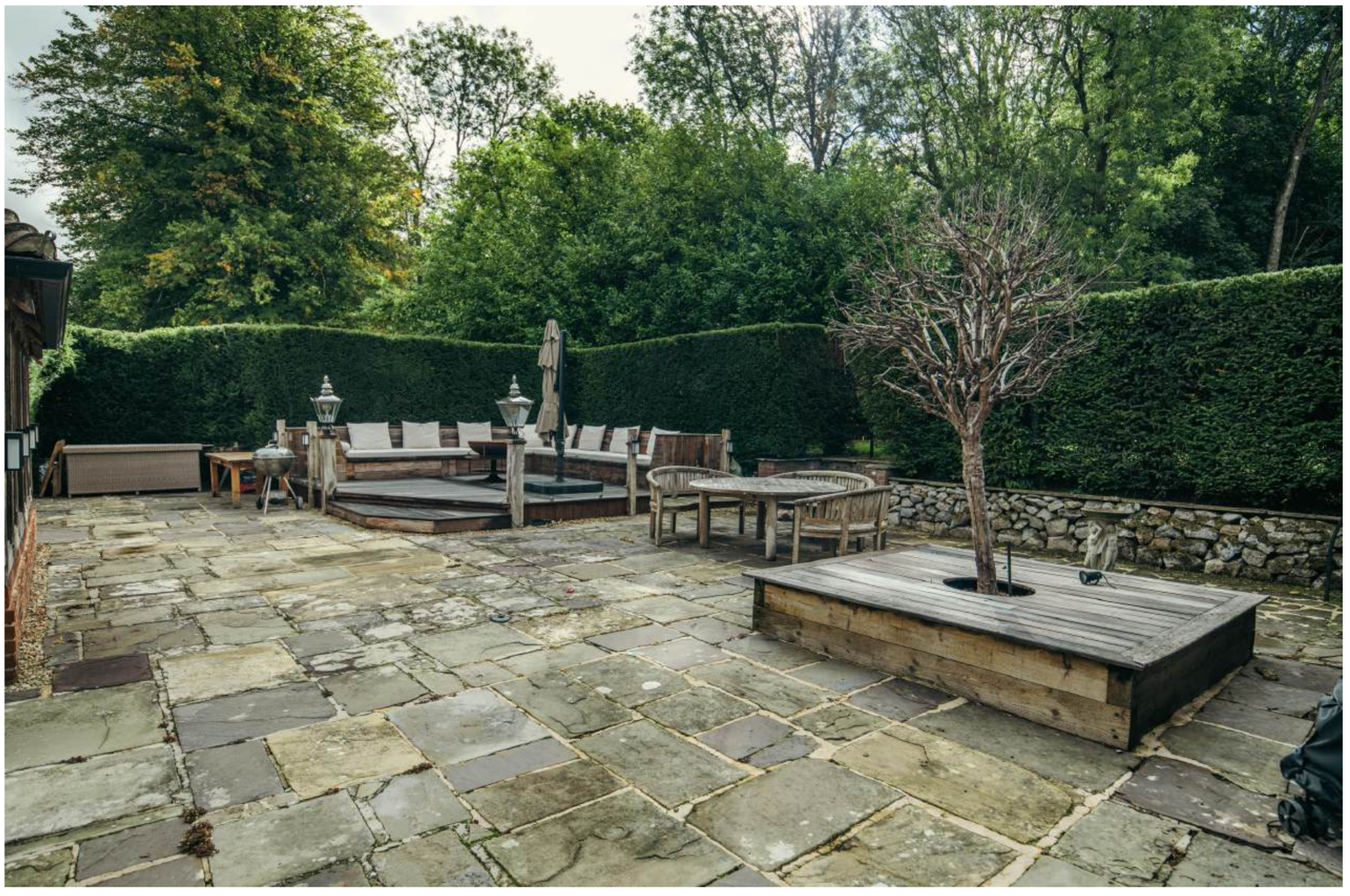


Communal Tennis Court











Please note, this plan should be used as a guide only.



POINTS OF *Interest*



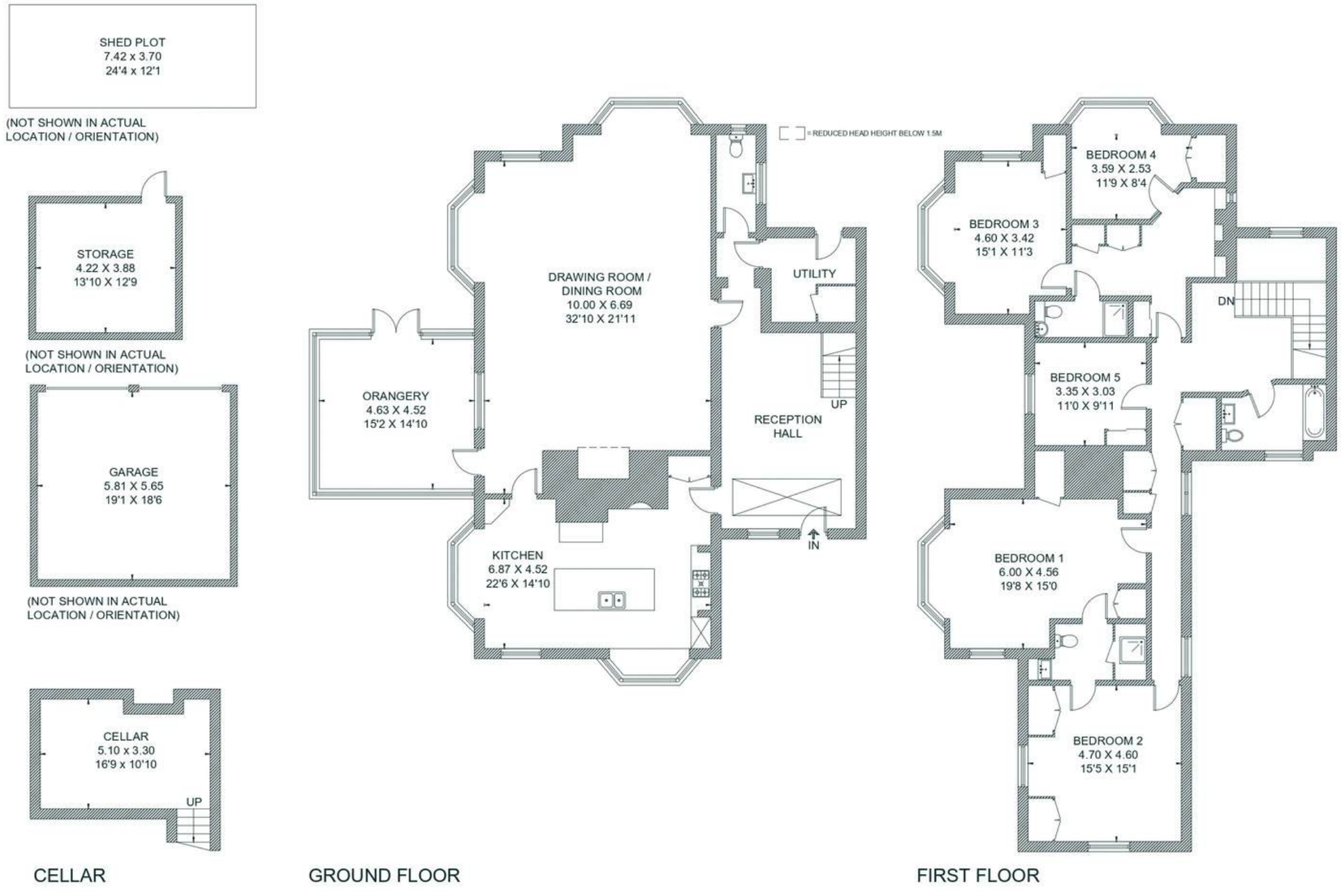
Villages, Towns & Cities
Hungerford 5 miles
Wantage 11 miles
Marlborough 14 miles
London 66 miles

Pubs & Restaurants
The Queens Head, East Garston
The Swan on the River, Great Shefford
The Retreat, Elcot
The Boxford, Boxford
The Woodspeen, Woodspeen

Train Stations
Hungerford station 5 miles
(London Paddington from 47 mins)
Newbury Station 9.6 miles
(London Paddington from 40 mins)
Didcot station 24 miles
(London Paddington from 39 mins)

Airports
Southampton Airport 46 miles
Heathrow Airport 52 miles
Bristol Airport 64 miles

FLOORPLANS
South House



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113682

Total - 395.7 sq m / 4259 sq ft (Including Cellar)
Approximate Floor Area - 346.6 sq m / 3731 sq ft **Outbuildings** - 49.1 sq m / 528 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.



THE COUNTRY HOUSE DEPT.

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