

HASLAM'S
Sales



Welcombe, Winchester Road, Burghclere, Newbury, RG20 9DX

Guide Price
£1,650,000

Welcombe, Winchester Road

A substantial detached four-bedroom family home set in approximately 1.5 acres. Built around the 1930s the main house comprises a large lounge with an open feature fireplace, leading to a separate study/playroom with double doors leading to the extensive wrap around garden. There is also a spacious dining room with open fireplace and views over the large driveway.

The impressive kitchen/breakfast room and large utility room have been fitted with high gloss light grey units and granite worktops. The kitchen includes a 1.2m range cooker, Blanco hot water tap, waste disposal, built in dishwasher and double doors that lead out into the east facing back garden.

Upstairs is a large master bedroom with a feature balcony overlooking the garden. The master bedroom flows to a fully fitted dressing room which in turn leads to an en-suite shower room.

There are 3 further guest bedrooms, one with en-suite & dressing room/5th bedroom, all of which complement the modern four piece family bathroom.

The property includes a large detached and fully self-contained annex which comprises lounge/bedroom, kitchen, shower, WC, games room, large hallway and conservatory.

within the impressive grounds there is a 10m x 5m covered, heated pool. Behind the pool is a separate changing cabin with a shower and toilet.

There is a heated and large wooden cabin that incorporates a bar, kitchen, and lounge area. In addition, the property also includes a large 8-seater covered hot tub, greenhouse and various sheds.

The property benefits from an expansive driveway that can easily accommodate 10 – 15 cars with access via electric gates to the front. There are also wooden double gates for rear access.

Places of interest nearby include Newbury Town Centre, Highclere Castle, Newbury Racecourse, private schools and direct train links into London Paddington. The property is only a mile or so from the A34 junction which gives ease of access to the M4 & M3 motorways.





Gardens

The total area of the plot is 1.47 acres. There are wide range of trees, plants, fruit trees and an extensive lawn area. The east facing garden also enjoys a large sun terrace, large wooden cabin that incorporates a bar, kitchen, and lounge area, which is fully heated. In addition, the property includes a large 8-seater covered jacuzzi, greenhouse and sheds.

Driveway

The property benefits from a drive that can easily accommodate 10 – 15 cars with electric gates to the front. There are large wooden double gates for rear/side access.

Master bedroom

A large master bedroom with a feature balcony overlooking the East facing garden. The master bedroom leads to a newly fully fitted dressing room, leading to an en-suite shower room.

Guest bedroom

This is a large double bedroom with its own dressing room and en-suite shower room.

Reception rooms

The main house comprises three reception rooms which include a large lounge with an open feature fireplace, separate study/playroom with double doors to the extensive wrap around garden and a large dining room with open fireplace and views over the extensive drive.

Kitchen/breakfast room & utility room

An impressive kitchen/breakfast room and large separate utility room that have been fitted with high gloss light grey units and granite worktops. The kitchen includes a 1.2m range cooker, Blanco hot water tap, waste disposal, built in dishwasher with double doors that lead out into the back garden. The large utility room has plenty of cupboards and fittings for washing machine and tumble dryer.

Swimming pool

Outside there is a Large covered heated pool, 10m x 5m. Behind the pool is a separate & heated changing cabin with a shower and toilet.

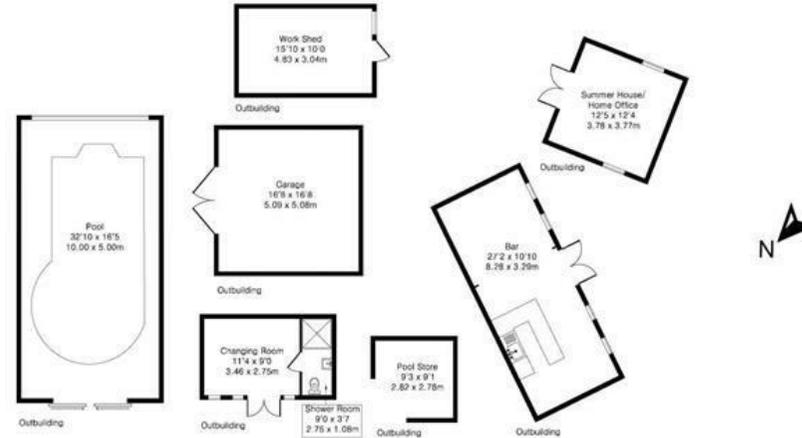
Detached guest house/annex/office

There is a large detached and fully self-contained annex. This comprises of a lounge/bedroom, kitchen, shower, and toilet. Downstairs is a games room, large hall, and conservatory.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approximate Gross Internal Area 5471 sq ft – 508 sq m
 Ground Floor Area 1471 sq ft – 137 sq m
 First Floor Area 1290 sq ft – 120 sq m
 Annexe Ground Floor Area 723 sq ft – 67 sq m
 Annexe First Floor Area 345 sq ft – 32 sq m
 Garage Area 278 sq ft – 25 sq m
 Outbuildings Area 1364 sq ft – 127 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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