

HILLIER & WILSON



Windmill House
Windmill Lane

Windmill Lane Midgham Bucklebury Berkshire RG7 5TY

A substantial detached family house with spacious accommodation approaching 3,000 sq. ft. located in a sought after semi-rural location a few miles east of Newbury. Set in the grounds of what was originally Bucklebury Place, the property benefits from a plot in excess of 1/3 of an acre, stunning westerly facing rear garden which features part of the original Victorian wall, ample driveway parking, double garage, a large barn and views over neighbouring fields. The ground floor comprises spacious entrance hall, cloakroom, family room/study, drawing room with feature fireplace and French doors to the garden, spacious kitchen/breakfast room and utility room. Upstairs is the master bedroom with ample fitted wardrobe space and en-suite bathroom, three further double bedrooms (each with fitted wardrobes) and a family bathroom with walk-in shower. Externally, there is a gravel driveway to the front of the house providing access to the double garage. To one side of the house there are large gates to a courtyard area housing a large barn with mezzanine floor, a workshop and garden shed. To the rear of the house is a beautiful, very private garden with part-covered patio area, lawn, abundant flower beds and mature trees. Windmill Lane is situated in a picturesque location not far from the villages of Upper Bucklebury and Woolhampton. The towns of Thatcham and Newbury are a short drive away and provide regular direct rail links to London Paddington. There are several prestigious private schools nearby as well as some well-regarded state schools.

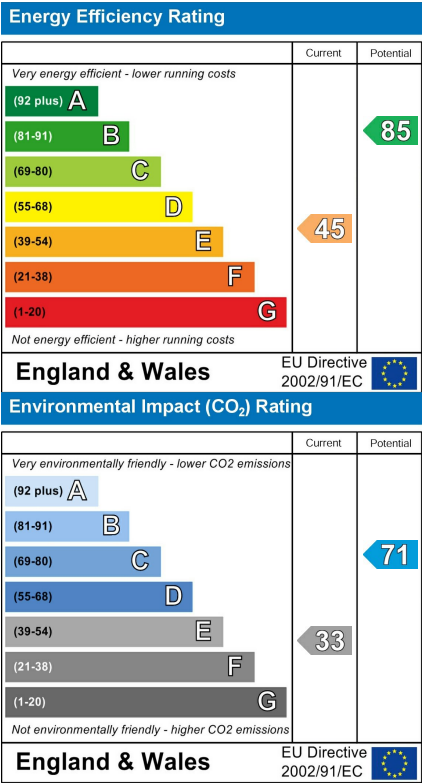
Services:
Water & electricity are connected.
Private drainage. Oil Central Heating

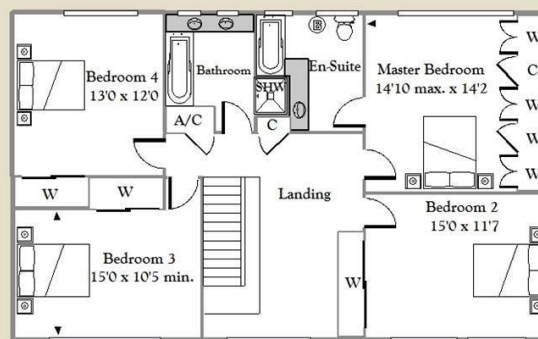
EPC:
Full results of Energy Performance Certificate can be sent on request.

Council Tax:
Band G

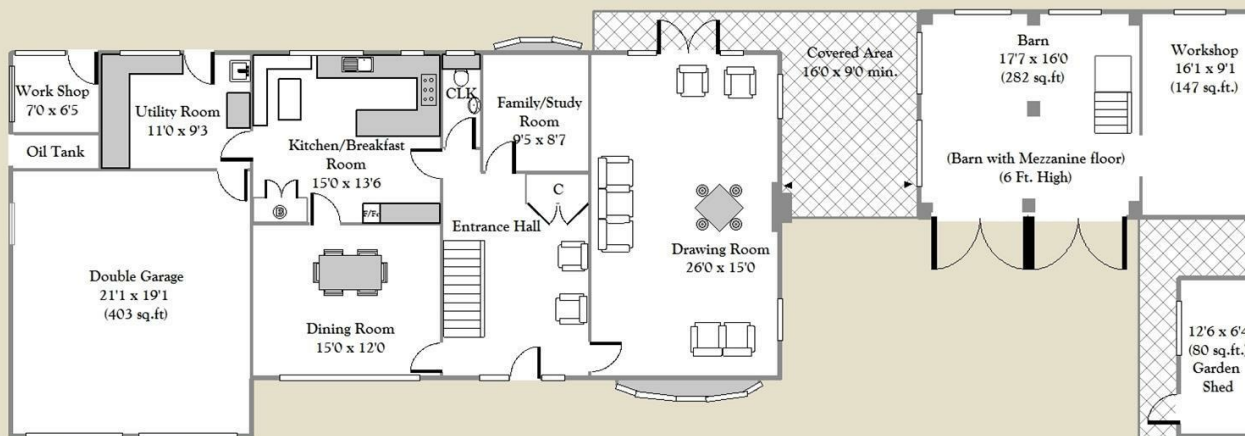
Viewing:
Strictly by confirmed appointment with **Hillier & Wilson**
01635 522044
Directions

Proceed along the A4 in the direction of Reading. Continue past the Berkshire Arms and then take a left onto Church Hill, just after the Coach & Horses. Continue along this road, before forking off left onto School Hill, then follow this road and eventually turn left onto Windmill Lane. The property is then the last house on the left hand side before Carbinswood Lane ahead.





Windmill House Windmill Lane



APPROX GROSS INTERNAL FLOOR AREA 2794 sq. ft (Including Garage) (Excluding Barn, Workshop & Garden Shed)
For identification only - Not to scale - Hillier & Wilson Ltd



Bartholomew House, 64 Bartholomew Street, Newbury, Berkshire, RG14 7BE
Tel: 01635 522044

Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.

