A WONDERFUL FAMILY HOME SET IN BEAUTIFUL GARDENS WITH RURAL VIEWS IN A SOUGHT AFTER LOCATION

WOODGATE HOUSE, THE AVENUE, CHAPEL ROW, BERKSHIRE, RG7 6NH
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WITH RURAL VIEWS IN A SOUGHT-AFTER LOCATION

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BERKSHIRE, RG7 6NH

Reception hall • sitting room • study • cloak room • kitchen/dining/sitting room • master bedroom suite with dressing room and shower room • 4 further bedrooms • 2 bathrooms • utility room • gym • integral double garage • garden store

House
• Stunning triple aspect kitchen/breakfast/sitting room with an electric AGA
• Impressive sitting room with open fire and bay window seat
• Reception hall with galleried staircase
• Study with stylish built in library storage
• Useful utility room
• Cloak room
• Double aspect master bedroom suite with dressing room and en-suite shower room
• 4 further bedrooms and 2 bathrooms
• Gym room
• Flexible accommodation that would split to provide a ground floor annex
• Significant renovation and interior design completed in 2014

Outside
• Beautifully designed enclosed gardens with lovely views over the surrounding countryside and fields owned by National Trust
• Glorious black slate covered terrace accessed from the kitchen via bi-fold doors
• Garden store
• The property is accessed via a gravelled drive way through an electric gate to a parking area at the front of the house
• Integral detached double with access straight into the kitchen
Situation
- Upper Bucklebury and Bradfield Southend offer a local shop, a church, primary school and a public house, while Chapel Row offers a public house, shop and doctors surgery.
- Well positioned private schools including The Abbey, Abingdon, St Andrews and Bradfield College amongst others.
- Situated in an Area of Outstanding Natural Beauty, enjoying an exclusive position, with country walks on the door step
- Nearby Bradfield College there are excellent sporting facilities available via membership, including a golf course, indoor sports complex and tennis centre.
- Newbury (8.2 miles) offers a more comprehensive range of shopping, recreational and leisure facilities.
- The A34 and J12 of the M4 are 9.4 miles and 5.2 miles distant respectively providing access to the wider motorway network
- Railway service to London, Paddington from Theale (4.7 miles) taking about 45 minutes
- Local theatres include the Corn Exchange in Newbury and the Watermill at Bagnor.

Other information
- Tenure: freehold
- Services: mains electric, water, gas & drainage. Oil fired heating.
- Council Tax: Band G
- Local Authority: West Berkshire DC (www.westberks.gov.uk)
- Post Code: RG7 6NH
- Energy Performance Certificate: available on request. Rated E

Directions
From Upper Bucklebury, leave the village heading east towards Chapel Row. Leave Chapel Row and after approximately 550 yards you will see a white arrow on a tree on your left take the gravelled turning left. Woodgate House is the first driveway on your right.

Viewing: Strictly by appointment with Savills
FLOORPLANS

Gross Internal Area (approx) 287.7 sq m / 3098 sq ft
(Including Garage)

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