





## Elm Wood • Marlston • Berkshire

An outstanding, 5-bedroom detached country house, extended from a much earlier building. Set in beautifully landscaped and well-maintained gardens, with stunning living accommodation, ideal for a family, with superb entertaining spaces.

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Total 4,180 sq ft / 388 m<sup>2</sup>  
Main House: 2,900 sq ft / 269 m<sup>2</sup>  
Annexe: 647 sq ft / 60 m<sup>2</sup>

Gardens & Grounds extending to 0.92 acre

Downe House School 3 miles • M4 (Jnc 13) 5 miles • Newbury 6 miles  
(all distances/timings approximate)

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Your attention is drawn to the important notice on page 7









Enjoying wonderful views on all sides of the property, and located in a very beautiful part of the world, Elm Wood has been beautifully maintained, and fitted to the highest standards, with spectacular use of oak throughout. The large kitchen/breakfast room also opens out onto a pretty pergola/terraced area.

The swimming pool area has been refurbished with a new liner, high-quality porous resin and tiles surround the pool, and a new pool boiler has been fitted of recent times. This area is a fantastic entertaining space with a purpose made BBQ area, hot tub building and a large gym.

There is a superb, spacious detached annexe, comprising of a sitting room area with wood burner, a fully fitted kitchen/breakfast area with windows giving lovely views. A double bedroom, and shower room. The main house and annexe have been updated to a very high specification with luxury fittings throughout.

#### Special features:

- Wonderful large living/dining/family room, with bi-fold doors giving access to a decked terrace to the rear gardens
- Kitchen is beautifully fitted with wide quartz working surfaces, central island breakfast bar, wine cooler, AEG dishwasher, Belling range unit with induction hob, 3 ovens, warming drawer and grill, separate electric oven, integrated fridge freezer
- Sitting room overlooks the garden on two sides, with a well-fitted bar area, and one side of the double-sided wood burner

- Beautiful principal bedroom with multi-paned oak framed windows giving wonderful views over the gardens and surrounding countryside, a large ensuite bathroom, and fitted dressing room
- Sonos sound system to garden BBQ area and gym
- Utility room with plumbing for washing machine and tumble dryer, high pressure water system and tank. Fitted oven unit, and ceiling mounted drying rack with extractor over. Stable door access to the garden
- Study is part-paneled with large window overlooking garden
- Large boot room directly off the entrance hall, a very useful space for coats and boots

#### Summary of accommodation:

6 double bedrooms, (5 to the main house and 1 to the detached annexe, bedroom 5 in the main house is currently being used as a dressing room).

4 bathrooms (3 to the main house and 1 to the detached annexe)

Main House; Entrance hall, boot room, cloakroom, living/dining/family room, sitting room, kitchen/breakfast room, study, utility room.

Detached annexe; Sitting room/kitchen/breakfast room (open plan), double bedroom, shower room.

Detached gym with lock up store to one side. Detached hot tub building. Purpose built BBQ building. Detached triple garage.





**Gardens:** The large gardens are an absolute delight in all seasons and are well laid out with herbaceous borders, shrubberies, a magnificent Acer tree, a small vegetable garden and a very pretty pond.

Raised deck terrace with glazed balustrade surround, accessed from the living/dining area with further terrace with pergola off the kitchen/breakfast room overlooking gardens and enjoying fine views over surrounding countryside. Large timber garden store.

**Gardens & Grounds extending to 0.92 acre approx.**

**Local Facilities:** Situated in an Area of Outstanding Natural Beauty, enjoying a tranquil setting amidst glorious countryside, with many opportunities for walking, cycling, and riding. Yet the property is positioned with charming villages nearby, such as Hermitage which has a village shop with a Post Office, a supermarket, two public houses, and a garden centre with restaurant, café, and food hall.

Newbury, six miles away, provides a comprehensive range of shopping and recreational facilities, including golf courses, fitness centres, theatres, restaurants, as well as Newbury Racecourse. Thatcham, less than five miles away, which offers local amenities and fast train connections.

**Schools:** The area is well served by a range of highly regarded schools, both state and private, to include Downe House just 5 minutes' drive, Brockhurst and Marlston House schools, the outstanding-rated Kennet School, Bradfield College, Elstree, and St Andrews Prep.

**Post Code:** RG18 9UT

**What3words:** ambushes.tent.images

**Tenure:** Freehold

**Some material information to note:**

Mains electricity. EV charging point on driveway

Borehole private water supply with recently replaced pump

LPG gas for central heating

Private septic tank

Driveway parking and a detached triple garage

CCTV

Gigaclear high speed broadband connected FTTP

Mobile signal is dependent on provider. Please refer to [signalchecker.co.uk](http://signalchecker.co.uk)

Flood risk: Government website 'yearly chance of flooding from Rivers and sea' is low

Property construction is brick under a tiled roof

It is not within a conservation area – vendor to confirm

It is not a listed building

There are no Tree Preservation Orders

**EPC Rating:** C

**Local Authority & Council Tax Band:** West Berkshire, Band G

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.







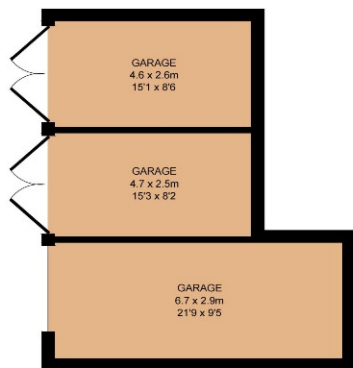
Dudley  
**Singleton  
& Daughter**  
The Country Agent



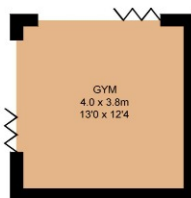




ANNEXE



GARAGES



OUTBUILDING

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)

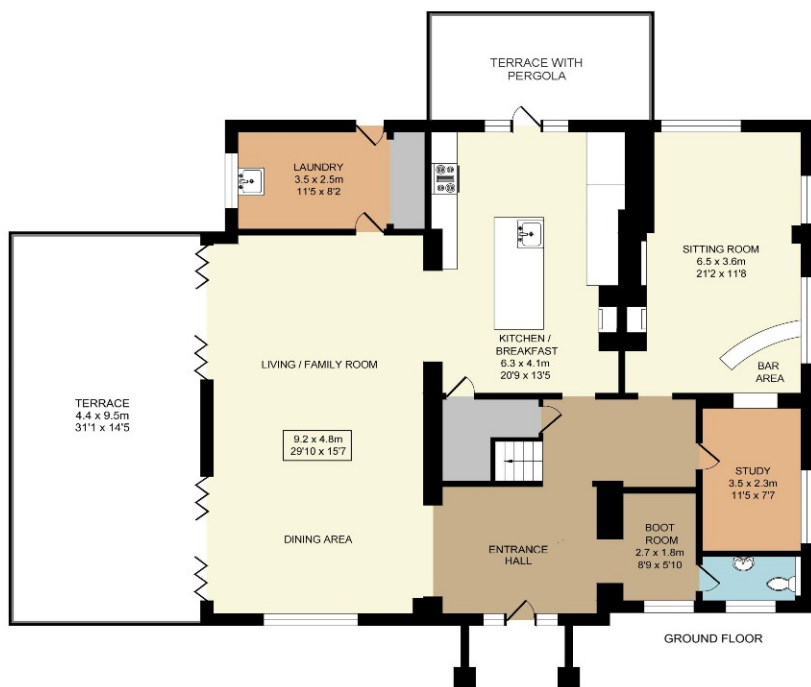
TOTAL: 4,180 sq ft / 388 sq m

Main House: 2,900 sq ft / 269 sq m

Annexe: 647 sq ft / 60 sq m

Garaging: 467 sq ft / 43 sq m

Gym: 166 sq ft / 15 sq m



GROUND FLOOR



FIRST FLOOR



Dudley  
**Singleton  
& Daughter**  
The Country Agent

**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.







Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN  
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