

DOWNER & CO

TRUSTED SINCE 1988

Horseshoe House, Forge Hill, Hampstead Norreys RG18 0TE

Price: £825,000

Features.

3

5

3

Description.

NO ONWARD CHAIN

A substantial and versatile five bedroom detached home offering fabulous views over the village and surrounding countryside. The house is much larger than it looks and offers spacious accommodation arranged over two floors being very adaptable to a families needs. It is within walking distance to all the village amenities including the superb shop/cafe and endless countryside walks close by.

The accommodation includes entrance hall, living room, study, kitchen/dining room, family room, two downstairs bedrooms and shower/utility room. The first floor comprises of a large master bedroom with en-suite bathroom, two further bedrooms and family bathroom. Outside the garden wraps around the property with a stunning and private decking area to the front. The garden to the rear is tiered and offers privacy to various entertaining areas all with far reaching views while backing directly onto fields. There is ample parking including a garage, oak framed double carport with room above and driveway for several cars.







Location.

Hampstead Norreys is a very popular village in the Berkshire Downs situated to the north of Newbury. With a fantastic community spirit, a highly regarded community shop with cafe, pub, primary school, and community hall that offers weekly fitness classes and various cultural events including an after school club. There are miles of footpaths and bridleways in the stunning surrounding countryside, as well as being in the highly rated Downs Secondary School catchment. Road links are excellent and easy access can be gained to the M4 (13) and A34 and nearby mainline train stations at Goring with services direct to Oxford, Reading and London Paddington.













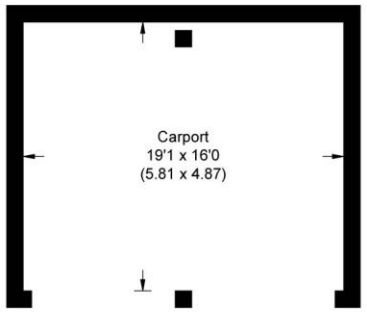




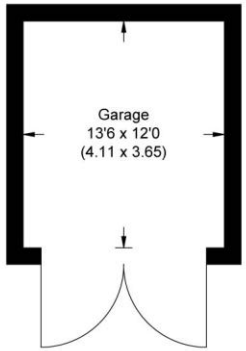
Approximate Gross Internal Area
219.54 sq m / 2363.10 sq ft
(Excludes Garage & Carport)

Garage Area 15.0 sq m / 161.45 sq ft

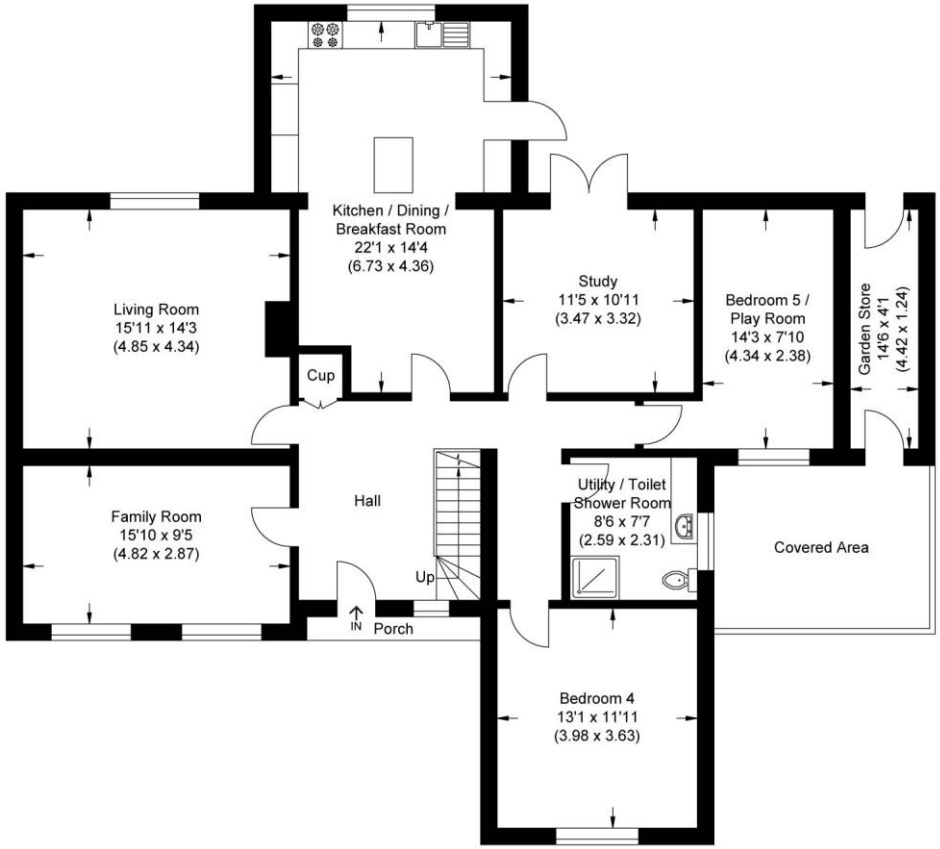
Carport Area 28.29 sq m / 304.51 sq ft



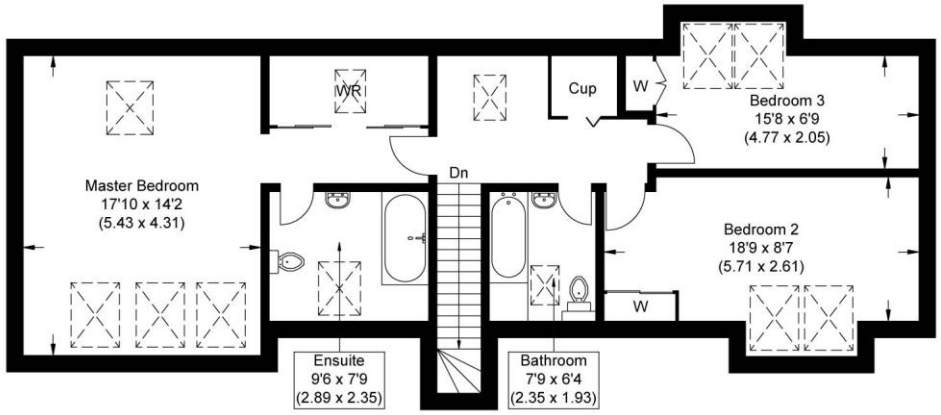
Carport



Garage



Ground Floor

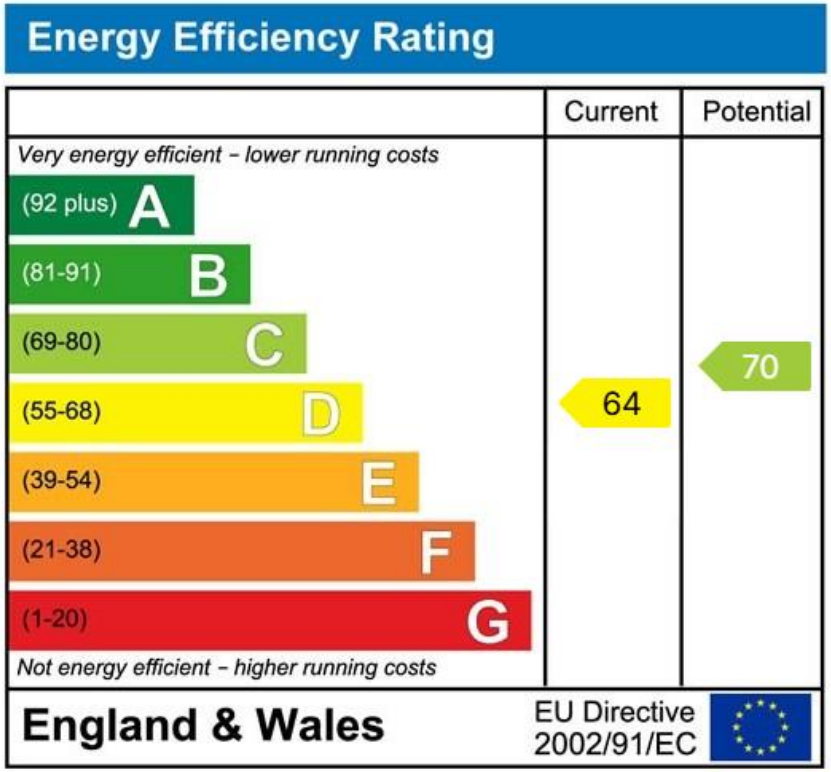


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.







Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: D

COUNCIL TAX BAND: E
2026/2027: £3,037.44.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

Downer & Co Estate Agents
44 Cheap Street
Newbury
Berkshire
RG14 5BX
01635 523777
www.downer.co.uk