



**SPRINGFIELD**

Guide Price £1,500,000

**Carter Jonas**

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## **SPRINGFIELD NEWBURY ROAD HEADLEY RG19 8JY**

- Newbury town centre and mainline railway station 5 miles with trains to Pddington
- Basingstoke town centre and mainline station 13 miles with trains to Waterloo
- M4 and M3 motorway at Basingstoke 13 miles

Porch · entrance hall · cloakroom · sitting room with fireplace · dining room · impressive contemporary style kitchen with walk-in pantry and open plan to an impressive living room with a wall of bi-fold doors to the garden · principal bedroom wing with large bedroom on the ground floor with ensuite bathroom and access to a gym and then a large dressing room/hobby room above · on the first floor there are 4 double bedrooms one with ensuite shower room and the family bathroom · drive with electric gates · lovely open garden with terrace and summerhouse of approximately 1 acre · a substantial detached triple garage barn with extensive space above · Energy Rating D

### **SITUATION**

Springfield situated in Headley which is a village between Newbury and Basingstoke, and also the location for Cheam School. The house is only short drive from the school but it's also well placed for easy access to other schools within the area. Headley lies to the south of Newbury on the way towards Kingsclere and Basingstoke. Within the village there is a church and a well stocked community shop and community hall which hosts many activities. The area is surrounded by attractive countryside providing good walking and riding.

### **DESCRIPTION**

Springfield has been lovingly extended and refurbished by the present vendors and now it is a fantastic family home providing contemporary living but was still some original character.

**A STUNNING, AND CONTEMPORARY INDIVIDUAL DETACHED FAMILY HOME OF ALMOST 4,000 FT.<sup>2</sup> OF ACCOMMODATION, WITH A LOVELY GARDEN OF OVER ONE ACRE, TOGETHER WITH A FANATSIK DETACHED BARN OFFERING A TRIPLE GARAGE AND A HUGE SPACE ABOVE.**



The main feature of the house is the very large open kitchen/living room with an amazing marble floor and a wall of glass beyond which is the large terrace and garden. The ground floor offers a sitting room, dining room, cloakroom, and useful utility. A glass link joins the main house to a wing which offers the principal bedroom on the ground floor, with an amazing black marble floor and with a luxury en-suite bathroom room and stairs lead to the upper level where there is a very spacious dressing room/hobby room. Also, from the bedroom there is access to the adjoining gym. The first floor in the main house offers a guest bedroom with ensuite shower room, three further good sized bedrooms, all with built-in wardrobes, and a family bathroom.

### OUTSIDE

The house is approached through double electric gates beyond which is a gravelled drive providing ample private parking. The garden, which extends approximately 1 acre, sweeps round the side of the property, with the majority of the land being to the rear where there is a vast expanse of lawn. Immediately behind the house is a large paved terrace, which is ideal for outside entertaining and dining and to one side of the house is a useful detached summer house. A feature of the property is a fantastic barn that is constructed to a very high standard and offers a triple garage, and a huge space above which is divided into two rooms.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage, oil fired central heating, the property is fully automated so that the heating, lighting and electric gates can be controlled from a mobile device such as a phone

**Local Authority:** Basingstoke & Deane Borough Council

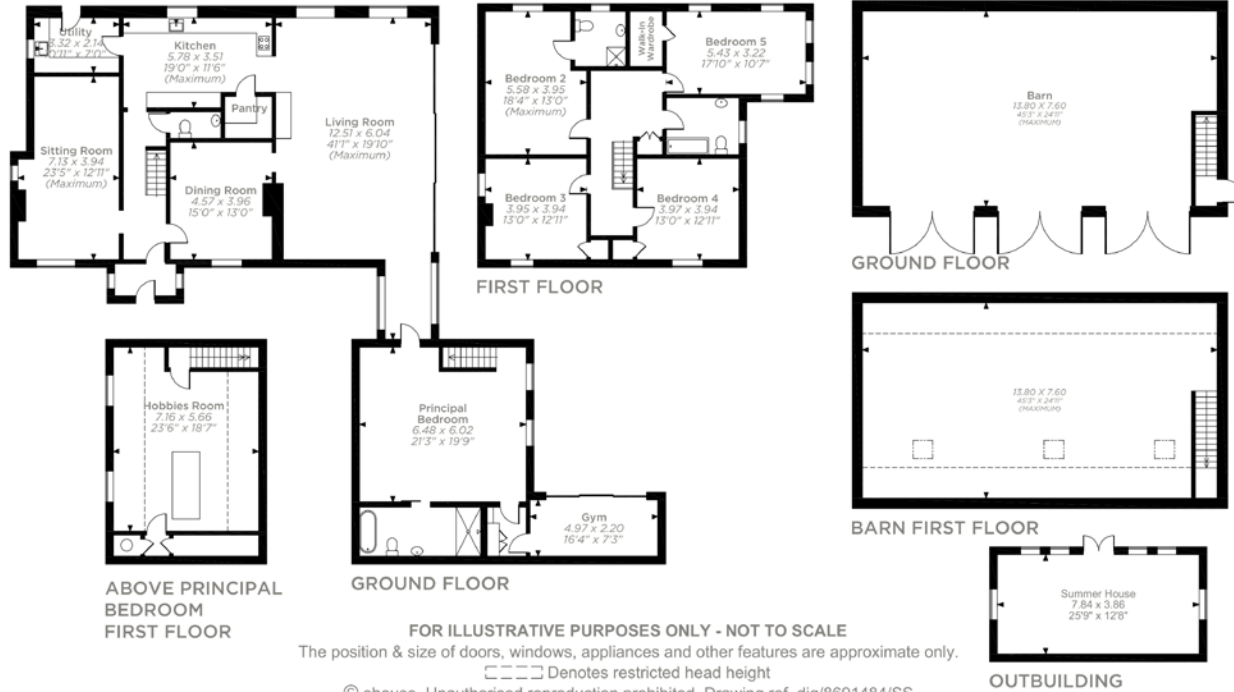
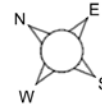
**Council Tax:** Band G

**Viewing:** By prior appointment through the Newbury office 01635 263010

**Directions:** Please use post code RG19 8JY



SPRINGFIELD, NEWBURY ROAD, HEADLEY  
 MAIN HOUSE = 3,983 SQ FT / 370 SQ M  
 OUTBUILDING = 323 SQ FT / 30 SQ M  
 BARN = 1,880 SQ FT / 175 SQ M  
 RESTRICTED HEAD HEIGHT AREAS = 544 SQ FT / 51 SQ M  
 TOTAL (INCLUDING RESTRICTED HEAD HEIGHT AREAS) = 6,730 SQ FT / 626 SQ M



ABOVE PRINCIPAL BEDROOM FIRST FLOOR

GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	78
(39-54)	E	63
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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