

CGI

Fox Hall, Fox's Lane, Kingsclere, Newbury, Hampshire

Fox Hall, Fox's Lane, Kingsclere, Newbury, Hampshire RG20 5QD

Situated on the edge of this attractive and sought after Downland village an impressive and substantial new country house of 7,734 sq ft, with extensive accommodation and nicely positioned in the centre of 9 acres.

Reception hall • Drawing room • Dining room • Study • Superb kitchen and family room • Basement with cinema room and wine cellar • Utility and boot room • Impressive landing
Master bedroom suite • 2 further bedrooms with en suites • 4 further bedrooms • 2 additional bathrooms • Courtyard with self contained one bedroom flat • Double garage • Gym
Double car port • Various stores • Tennis court • Wonderful grounds of approximately 9 acres

Fox Hall is situated on the south side of the village, close to the wonderful surrounding countryside including Watership Down, yet within walking distance of the village facilities. Kingsclere is conveniently positioned just off the A339 midway between Newbury and Basingstoke. It has a good range of facilities for everyday needs including shops, post office, primary school, health centre, public houses and churches. The surrounding countryside provides good walking and riding. Communications from the village are excellent both by road and rail providing fast access to London via the M3 and M4 motorways and regular fast trains from Basingstoke to Waterloo.

Fox Hall, which is currently being built by Sherbourne Developments who have an excellent reputation of building bespoke county houses, will be a magnificent Georgian style new country house that has been thoughtfully designed. When complete it will be a stylish and impressive home combining traditional architecture with all the luxuries of contemporary living. The accommodation, in the main house, is arranged over three floors with a striking central reception hall with galleried landings above. The house has been designed so that the principal rooms have the full advantage of the south facing aspect and the completed property will have a range of features to impress including an enormous kitchen/family room. The whole project will be finished to an extremely high standard with top quality materials, and fixtures and fittings. It will benefit from the latest electrical systems and an air source heating system.

Fox Hall is centrally positioned in its own grounds of 9 acres, which will include a formal garden, a hard tennis court, and paddocks, all in a very private and quiet location.

NB. Please note the external images in the brochure are CGIs and the internal images are examples of previous houses built by Sherbourne Developments.



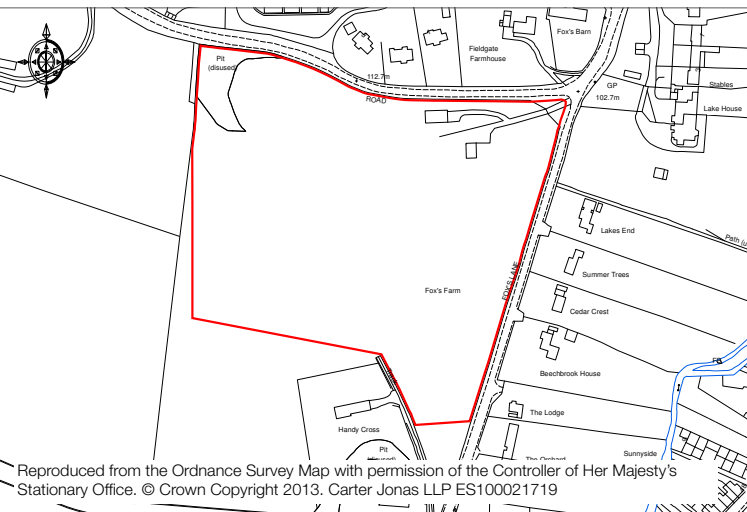
Additional information

Local Authority Basingstoke and Dean

Viewing Strictly by appointment through the selling agents Carter Jonas

Directions - RG20 5QD

From the M3 at Basingstoke follow the A339 to Newbury. After approximately 9 miles and at the roundabout on the edge of Kingsclere turn left into the village and in to Newbury Road. Continue on and at the first sharp left hand bend turn right in to Fox's Lane. Continue on, ignore the right hand turn to Ecchinswell, and the entrance to Fox Hall will be seen then immediately on the right hand side.



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Approximate Gross Internal Area

Main House = 6,297 sq ft / 585 sq m

Garage = 418 sq ft / 39 sq m

Staff Building = 480 sq ft / 45 sq m

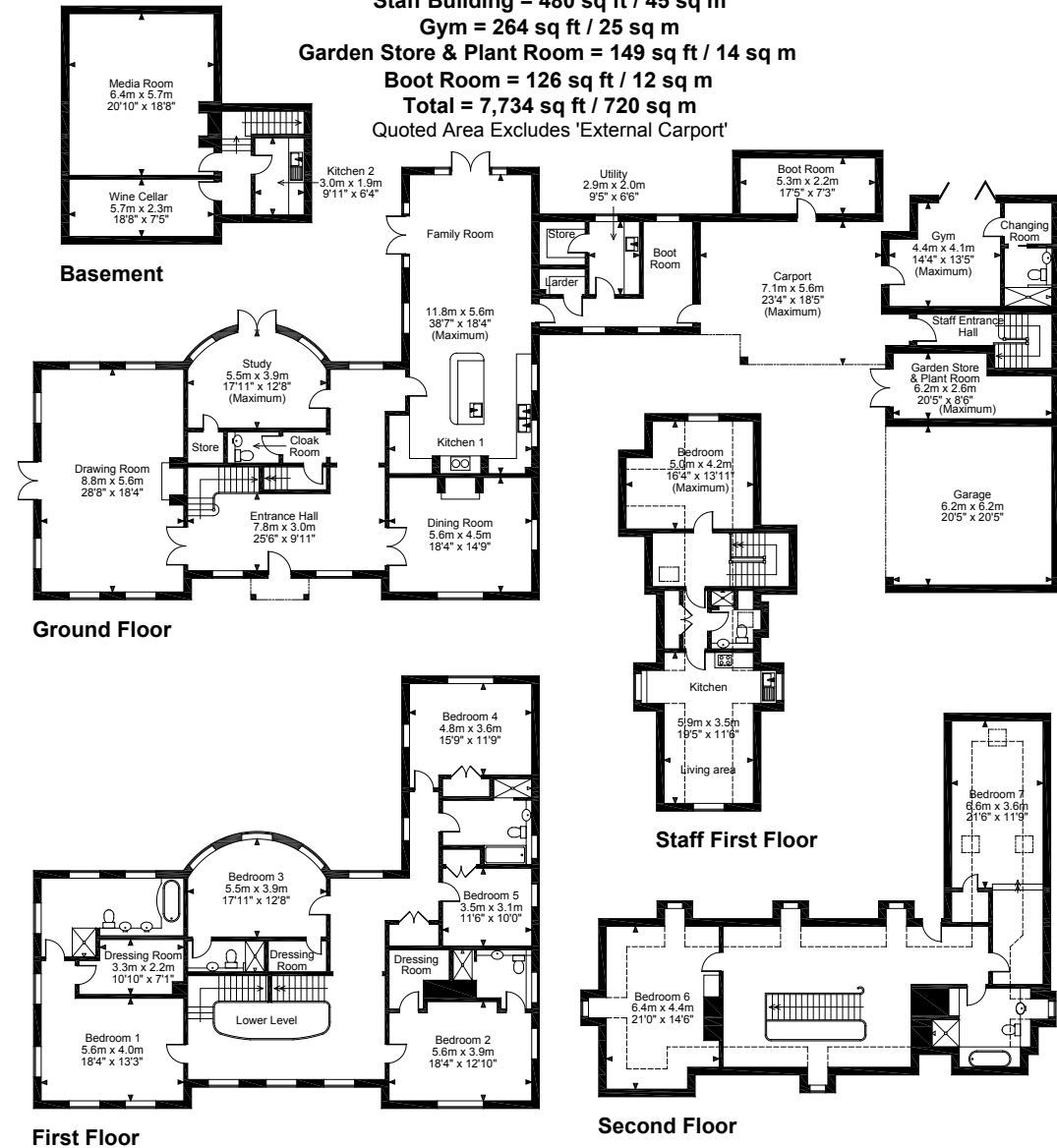
Gym = 264 sq ft / 25 sq m

Garden Store & Plant Room = 149 sq ft / 14 sq m

Boot Room = 126 sq ft / 12 sq m

Total = 7,734 sq ft / 720 sq m

Quoted Area Excludes 'External Carport'



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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