

# CRAVEN LODGE

INKPEN • BERKSHIRE







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*The best of both worlds*

Kintbury 2 miles • Hungerford 5 miles • Newbury 8 miles • M4 (J13) 6 miles  
London (Paddington) from Newbury or Kintbury, 50 mins and 65 mins respectively  
(Distances and times approximate)

## Accommodation and Amenities

Entrance hall • 46' Kitchen/family room • Drawing room • Dining room • Sitting room • Laundry room  
Boot room • Larder • Cloakroom • Master bedroom with dressing room and en suite bathroom  
5/6 Further bedrooms (1 with adjoining bathroom) • 2 Bathrooms

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Detached 2 bedroom cottage with double garage

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Triple open bay timber garage • Extensive gardens • Tennis court

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In all about 2.7 acres



## Berkshire

- Craven Lodge is situated on the edge of the sought after village of Inkpen, in an Area of Outstanding Beauty, close to the popular village of Kintbury and the market towns of Hungerford and Newbury.
- Inkpen is surrounded by beautiful countryside and has a village primary school (with pre-school), active church and two good pubs, of particular note is The Crown and Garter public house which is only a short walk away.
- The area is renowned for its rural, yet accessible location, with a network of footpaths and bridleways.
- The larger village of Kintbury, situated on the Kennet & Avon Canal, is only a couple of miles away offering a mainline station, doctors surgery, 3 pubs and good local shops (incl. post office).
- It is conveniently placed for communications being easily accessible to both the M4 and A34.
- Inkpen is very well placed for access to some of the areas most favoured schools including Stepping Stones Pre Prep, Brockhurst & Marlston House, Thorngrove, Cheam, Horris Hill, Downe House and Marlborough.

## For Sale Freehold

- Craven Lodge is a stunning country house recently completed by Sherbourne Developments.
- This superb family home is situated in extensive gardens and grounds, offering high levels of privacy in a lovely woodland setting.
- Rebuilt in the style of a classic Georgian Farmhouse, the property enjoys generous proportions and high ceilings throughout, particularly in the reception rooms.
- Of particular note is the stunning 46' kitchen/family room with a feature of a glass covered well near the centre.

- Craven Lodge also benefits from a detached 2 bedroom cottage suitable for additional guests or ancillary accommodation.
- There is a tennis court and ample space for a swimming pool if required.
- The local area is highly regarded for its stunning countryside and natural beauty and there are a number of excellent walks and rides in the immediate area.

## Services

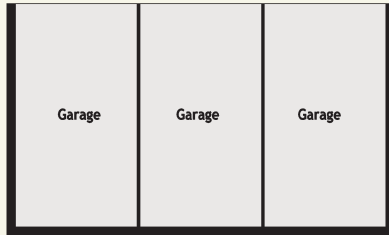
Mains electricity, water, drainage and oil fired heating.

## Local Authority

West Berkshire District Council. Tel: 01635 42400.



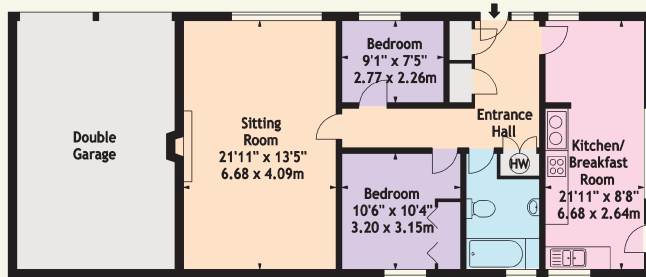




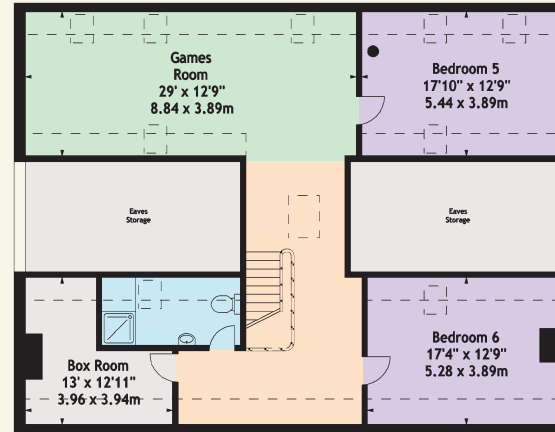
Craven Lodge,  
Inkpen,  
Approx. Gross Internal Area  
6154 Sq Ft - 571.71 Sq M

Annexe  
Approx. Gross Internal Area  
898 Sq Ft - 83.42 Sq M

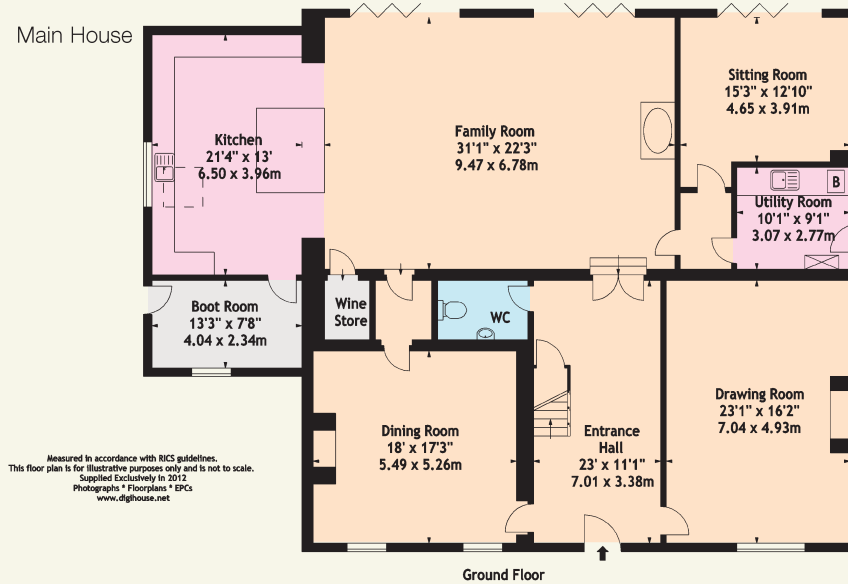
The Cottage



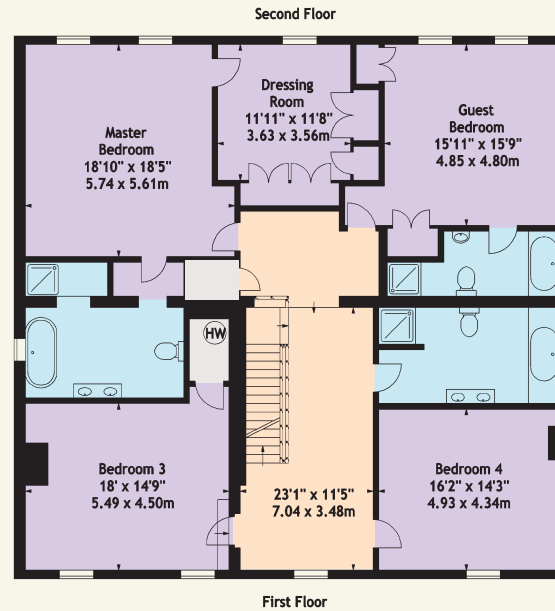
- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Storage
- Terrace
- Recreation



Main House



Measured in accordance with RICS guidelines.  
This floor plan is for illustrative purposes only and is not to scale.  
Supplied Exclusively in 2012  
Photographs \* Floorplans \* EPCs  
www.dghouse.net



These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.



## Postcode

RG17 9QR

## Directions

From Newbury, proceed out of the town on the A4 towards Hungerford. Turn left signposted Kintbury and follow this road over the railway line and the canal bridge. Continue into the village centre and take the left hand turning opposite the shop, towards Inkpen. Continue up the road, out of the village passing the cemetery on your left hand side. Continue into Inkpen Common bearing right and just after Heads Lane on the left hand side, you will find Craven Lodge on the right.

## Viewing

Viewing by prior appointment only with the Agents.

## General

For further information on Sherbourne Developments and previous projects please visit [www.sherbourne-developments-ltd.co.uk](http://www.sherbourne-developments-ltd.co.uk)



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The EPC is attached to these particulars. If it has become detached or is lost, please contact us for a further copy.

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Particulars dated: October 2012.

Photographs dated: August & October 2012.

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