PENWOOD GRANGE

HIGHCLERE, NEWBURY

WINDSOR CLIVE
INTERNATIONAL

PENWOOD GRANGE

HIGHCLERE, NEWBURY, RG20 9EW

Highclere 1 mile, Burghclere 1 mile, Newbury 4 miles

AN ATTRACTIVE FARMHOUSE WITH EXTENSIVE PADDOCKS AND WOODLAND

- 6 bedrooms, 3 bathrooms and 4 reception rooms
- Annexe and garage
- Equestrian facilities
- Paddocks
- Mature garden, woodlands and ponds

IN ALL ABOUT 40 ACRES

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INTRODUCTION

Penwood Grange is believed to date in parts from the late 1600's and has been added to over the generations. Originally part of a larger house, (indeed the neighbours are demolishing their side and reducing it to stores only) it is a delightful family home, and a rarity, as there are about 40 acres of which about 18 acres are paddocks and pasture and 17 acres are woodland, with the remaining 5 acres being gardens and grounds.

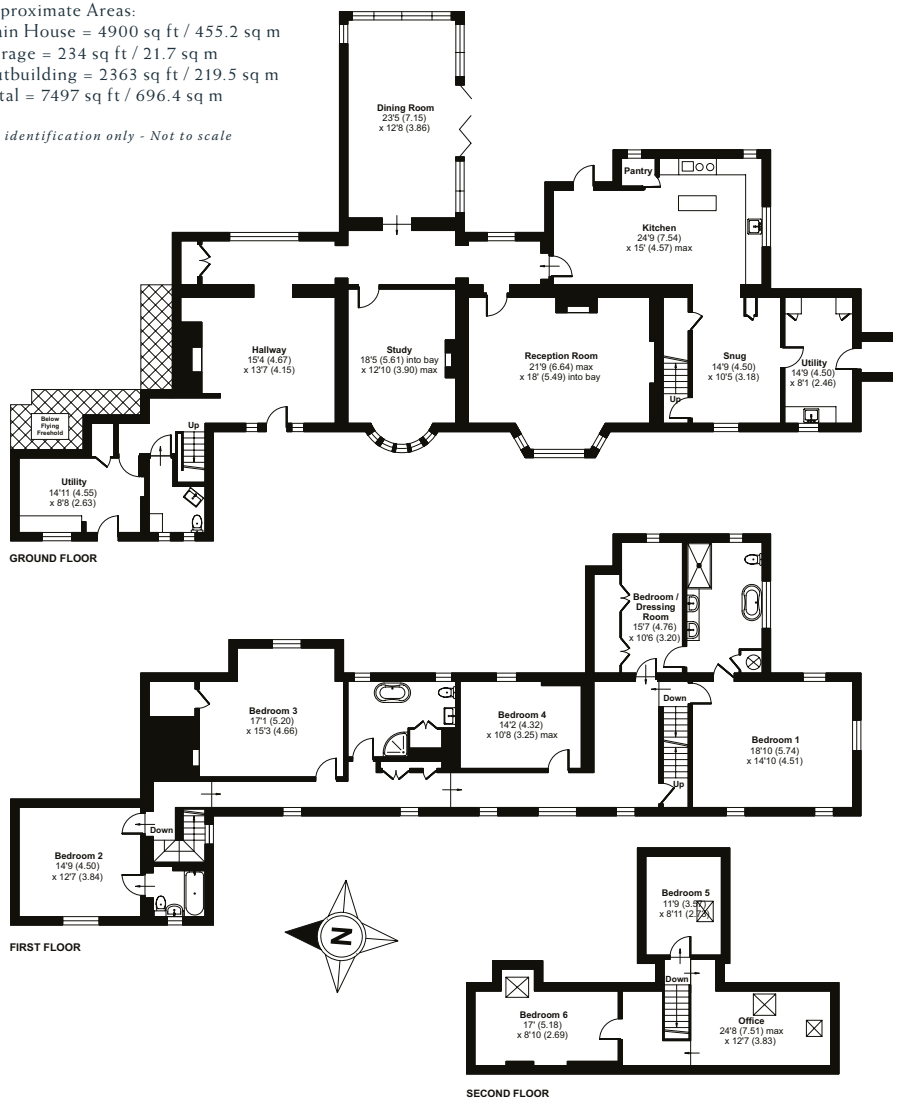
LOCATION & SITUATION

Penwood Grange is just outside Penwood, between Highclere, Burghclere and Newbury, in north-west Hampshire. The setting is distinctly rural, surrounded by woodland, mature trees, and paddocks. The property is approached from Penwood Drove, a quiet country lane serving a few houses and Penwood Garden Centre. The area is well known for its beautiful countryside and is within the North Wessex Downs National Landscape. Newbury is about 4 miles away with an extensive range of shopping, recreational and professional facilities. Newbury station is about a quarter of an hour's drive, from where fast trains to London Paddington take 40 minutes.

PENWOOD GRANGE

Approximate Areas:
Main House = 4900 sq ft / 455.2 sq m
Garage = 234 sq ft / 21.7 sq m
Outbuilding = 2363 sq ft / 219.5 sq m
Total = 7497 sq ft / 696.4 sq m

For identification only - Not to scale



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Approached by a gravel drive for 100 yards, there is a wide turning area by the annexe and a path leading to the front door. The house, built of mellow brick under tiled roof has 4 reception rooms, 6 bedrooms and 3 bathrooms, particularly remarkable is the timber framed dining room.

On the ground floor: spacious entrance hall, drawing room, dining room with stunning views of the garden, study, kitchen / breakfast room, utility room, cloakroom. On the first floor are the principal bedroom with ensuite bathroom and dressing room. A further three bedrooms and two bathrooms. On the top floor are two bedrooms one of which has plumbing for a bathroom and an office which can also double up as further bedroom if required.

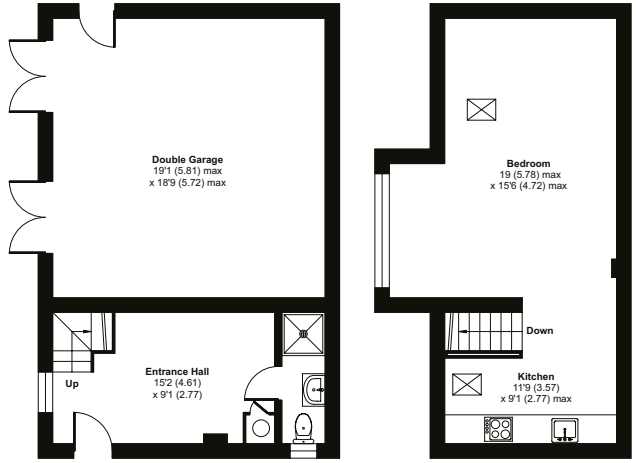
THE GARDENS

The gardens are a feature with extensive lawns shrubberies and mature trees giving a park like impression. The Rhododendrons and Azaleas are a wonderful sight in the early summer. Beyond the paddocks is an enchanting area of woodland and glades full of Daffodils and Bluebells in the Spring.

ANNEXE & GARAGE

Approximate Areas:
Annexe = 540 sq ft / 50.1 sq m
Garage = 357 sq ft / 34.7 sq m
Total = 897 sq ft / 83.3 sq m

For identification only - Not to scale



ANNEXE & GARAGE

A separate annexe provides useful ancillary accommodation and could suit a variety of purposes including games room or guest accommodation. The garage provides useful, covered parking and storage. There is a second garage near the entrance.

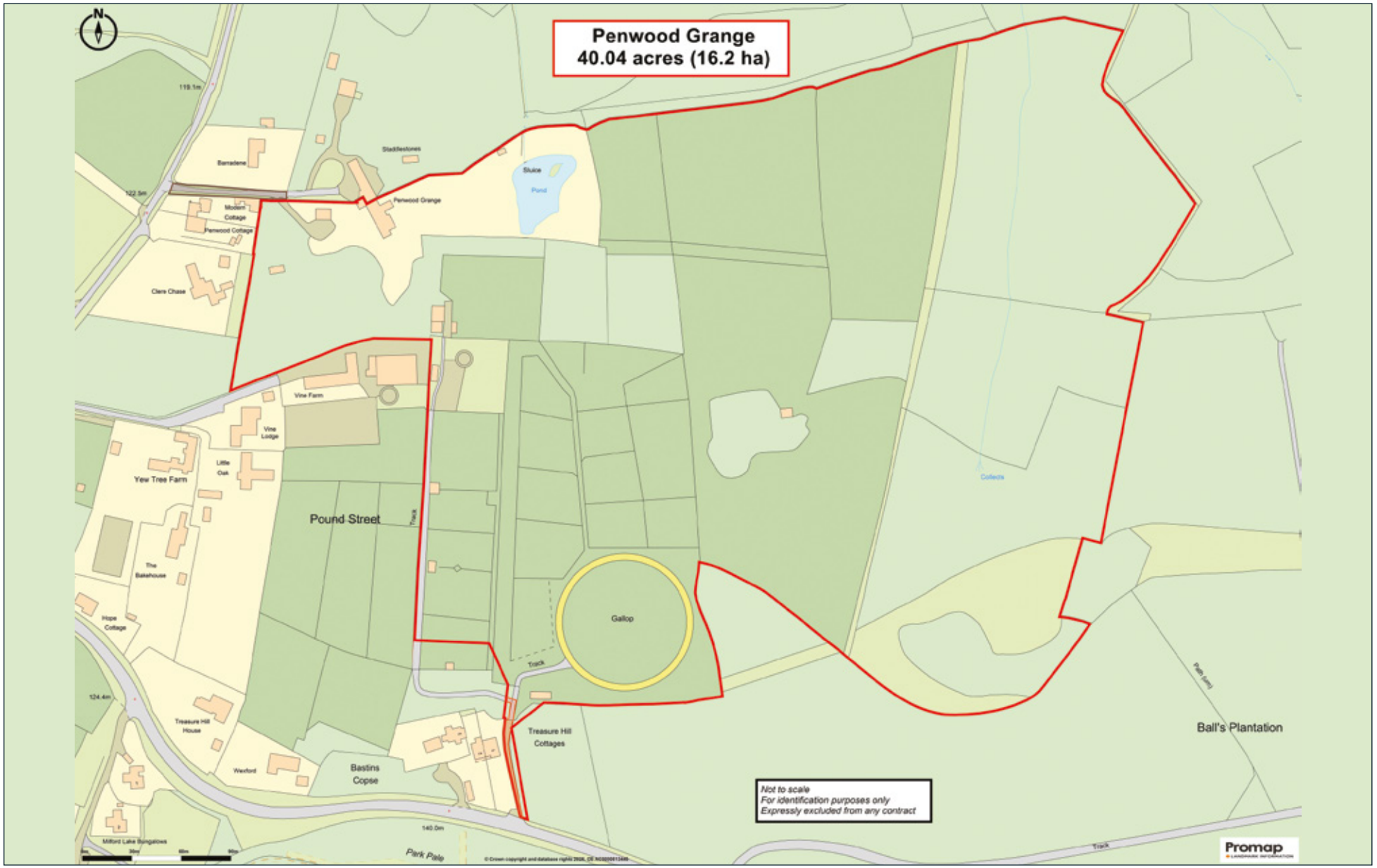
EQUESTRIAN FACILITIES

With separate access from Fox's Lane are the stables, paddocks and schooling facilities. The driveway leads down to the stables and horsebox parking.

The grazing is gently sloping, with a level area, large enough for an outdoor school. The equestrian facilities form an important element of Penwood Grange. The stables provide practical accommodation for horses and associated storage and working areas.

There are four loose boxes, a storage barn, a tractor shed and a tack / feed room. Hard standing / wash down area. In addition are four field shelters used for additional stabling.

There is an extremely useful circular woodchip canter track and a schooling track which has been used for training racehorses and point to pointers, under a BHA permit with great success.


Penwood Grange
40.04 acres (16.2 ha)
N
Barradene
Penwood Grange
Sluice
Pond
Penwood Cottage
Clere Chase
Vine Farm
Vine Lodge
Little Oak
Yew Tree Farm
Pound Street
Track
The Bakehouse
Hope Cottage
Gallop
Track
Treasure Hill House
Treasure Hill Cottages
Wexford
Bastins Copse
Ball's Plantation
Not to scale
For identification purposes only
Expressly excluded from any contract
Promap

GENERAL REMARKS

Method of Sale
Penwood Grange is offered for sale by private treaty as a whole.

Tenure & Possession
The property is freehold and vacant possession will be available upon completion. Flying Freehold—one end of the house adjoins the neighbour. Detailed plans are available from the agents.

Title
The property is held in Title number HP306689. A small area by the back entrance to Fox's Lane is the subject of a recent land swap to improve this access.

Boundaries, Plans, Areas, Schedules & Disputes
The boundaries are based on the Ordnance Survey and are shown for identification purposes only. Purchasers must satisfy themselves as to the precise position of the boundaries. The Purchaser will be deemed to have full knowledge of the boundaries, and any error or mistake shall not annul the sale or entitle any party to compensation thereof. Should any dispute arise as to the boundaries, or any points arise on the general remarks and stipulations, particulars, schedules, or plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions act as an expert shall be final.

Easements, Covenants, Rights of Way & Restrictions
The property is sold subject to or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not. There are no public rights of way crossing the property.

The driveway highlighted in brown on the plan from Penwood Drove is shared with the neighbouring property. The driveway highlighted orange is subject to a right of way in favour of 1, Treasure Hill Cottages.

VAT
Any price guide given is exclusive of VAT. In the event that the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition. The agents are not aware of an Option to Tax.

Services
The purchaser should make their own enquiries as to the availability and suitability of all services and drainage arrangements. Neither the agents nor the vendors will be responsible for the condition or capacity of any services. The house and annex are supplied by mains water, mains electricity and private drainage with an anaerobic digestion plant.

EPC Ratings & Council Tax
EPCs: Penwood Grange - E | The Annexe - C
Energy Performance Certificates are available from the agents.

Council Tax: Band G (£3,766 for 2026/7).

Local Authority
Basingstoke and Deane Borough Council.

Planning Approvals
13/00574 approval for the erection of a double garage with games room above.

17/03244 approval for the garden room.

Sporting, Timber & Mineral Rights
The sporting, timber and mineral rights are included in the sale insofar as they are owned by the vendor.

Fixtures & Fittings
Only those fixtures, fittings and equipment specifically identified as included within the sale will be included. Certain items may be available by separate negotiation.

Anti-Money Laundering
In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

Viewing
Strictly by appointment with the Agents:
Windsor Clive International - 01672 521155.

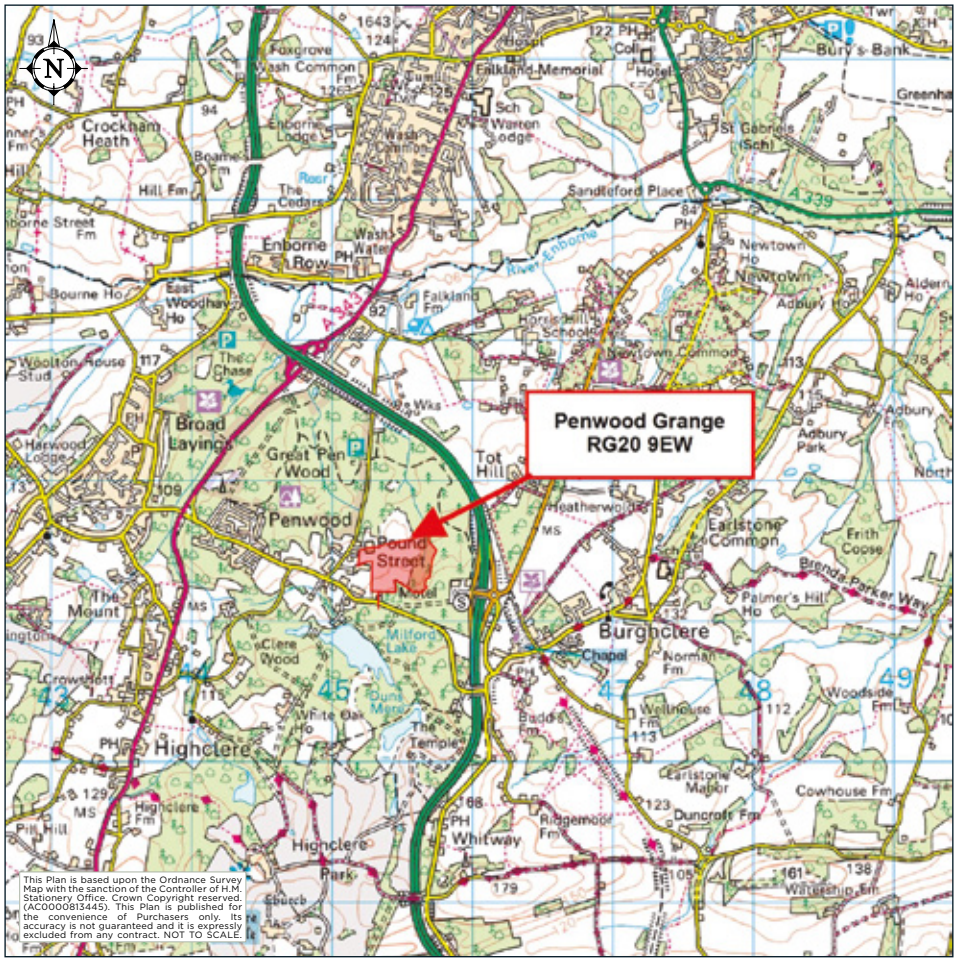
Tom Windsor-Clive
E: tom@windsorclive.co.uk | T: +44 7798 830659

George Windsor-Clive
E: gfwc@windsorclive.co.uk | T: +44 7836 652228

Care should be taken when viewing the equestrian areas, paddocks and ancillary buildings. Purchasers should not enter stable yards or paddocks unless accompanied where appropriate.

Directions
From Newbury and the A34, take the A343 Andover Road towards Highclere. After ¾ of a mile, turn left towards Burghclere, go through Penwood and turn left into Penwood Drove signed for Penwood Nurseries. Pass Penwood Nurseries on the left, take the gravelled drive track on the right, keeping to right into Penwood Grange.

Postcode: RG20 9EW
what3words: ///puddles.triangle.grumbles



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