

ELM FARM

NEWTOWN • WEST BERKSHIRE





ELM FARM

NEWTOWN • WEST BERKSHIRE

Elm Farm is a 5 bedroom detached family home with substantial outbuildings and equestrian facilities sitting in 7.7 acres.

Kitchen/Dinning Room • Library • Drawing room • Sitting Room
• Utility • Pantry • Boot Room • Cloakroom

Principal bedroom suite with en-suite • Four further bedrooms
• Two Family bathrooms

Annexe – Kitchen • Sitting/Dinning Room • Two Bedrooms
• Family bathroom • Cloakroom

Workshop/Garage • Barn • Five Stables • Office

In all approximately 7.7 acres with floodlit menage



Elm Farm

Elm Farm is a 5-bedroom detached family home, nestled in an elevated position with an annexe and substantial outbuildings with fields and woodland that extends to approximately 7.7 acres. Located in the popular area of Newtown, close to Burghclere and Newbury and offering a modernised family home with the potential to create extra accommodation or facilities by converting the barn. The workshop and stables allow for a wide variety of hobbies and interests to be indulged.

Over the last few years, the current owners have beautifully refurbished and improved annexe with

a new kitchen and redecorated it to bring it up to the level needed for hosting guests. They also converted the tack room into a very comfortable home office.

The garage/workshop offers all the space needed to host the equipment necessary for maintaining the 7.7 acres as well as room for several cars. This would allow the Barn to be converted either into extra accommodation making use of the previous planning (planning ref:21/03772/FUL) or turning it into entertainment space to be enjoyed. The land, stables and menage offer the opportunity for someone to have and train several horses or other animals.

Newtown, West Berkshire

Elm Farm is situated in the village of Newtown. The village is about 2.3 miles away from the centre of Newbury and J13 on the M4 is about 6.1 miles. Newbury, Thatcham and Theale all have mainline stations (Paddington line) and Crossrail services from Reading. The village of Newtown offers a range of activities and benefits from a village hall, Church and the Swan Inn pub. You are also very close to Greenham Common which is great for walking, cycling, two coffee shops and a golf course. There are a wide range of schools in the area, including Burghclere Primary School, St Gabriel's School, Elstree, Cheam, The Clere School, Bradfield College and Pangbourne College.





Services

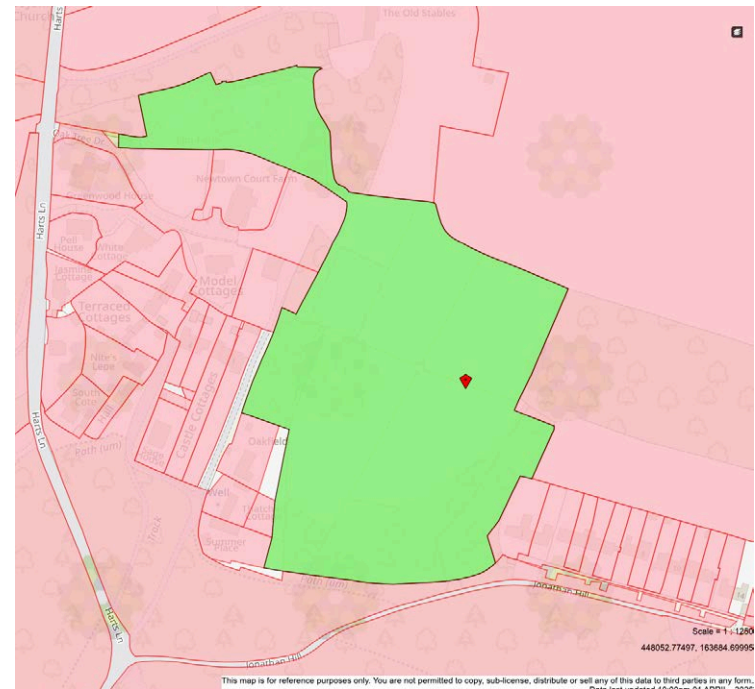
- Mains water and electricity. Private drainage. Oil fired central heating.
- BT superfast broadband is available.
- Council tax 2025/2026 – House - Band G £3580,

Annexe – Band A £1432

- Local authority: Basingstoke & Deane. Telephone 01256 844440
- RG20 9AP

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.



Approximate Floor Area = 413.6 sq m / 4453 sq ft
 Annexe = 105.1 sq m / 1132 sq ft
 Outbuilding = 286.6 sq m / 3088 sq ft
 Total = 805.7 sq m / 8673 sq ft
 (Including Garage)



House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	77 C
39-54	E		
21-38	F		
1-20	G		

Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



Black Cygnet Properties Limited
 Unit 6, Frilsham Home Farm,
 Yattendon, Berkshire, RG18 0XT

Disclaimer
 Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

