



# Fairbanks House

Inkpen Common, Inkpen, Hungerford, RG17 9QT







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**Guide Price £3,500,000**

A beautifully modernised country home offering expansive living, panoramic views, top class equestrian facilities and 8 acres of glorious Berkshire countryside.  
- a rare and remarkable find.

Entrance Hall, Sitting/Dining Room, Snug  
Kitchen/Breakfast Room, Utility Room, Plant Room, Boot  
Room

Principal Bedroom Suite with Dressing Room and  
Bathroom, Three further Bedrooms, Three further  
Bath/Shower Rooms en Suite

Self Contained Annexe: Reception Room, Kitchen/Sitting  
Room, Bedroom and Shower Room  
Double Garage, Indoor Swimming Pool, Pool Room and  
Conservatory

6 Stables, Shed , Summer House  
Gardens and Grounds of About 8 Acres

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# The Property

Nestled within approximately 8 acres of breathtaking countryside, this exceptional home offers a rare blend of contemporary design, expansive living space and panoramic views — along with state of the art equestrian facilities. With no detail overlooked, this property has been extensively upgraded to provide a home that perfectly blends sophistication with practicality. Whether you're an equestrian enthusiast or simply looking for an exquisite home in a peaceful setting, this property is sure to impress.

The main house boasts four spacious bedrooms, each with its own en suite bathroom, ensuring privacy and comfort for every member of the family. The principal bedroom is a true sanctuary, featuring a lavish steam room within its en suite a perfect place to unwind after a long day. The remaining three bedrooms are equally well-appointed.

The main residence is equally impressive, featuring spacious and bright living areas that blend both modern comfort and classic charm. The lounge, with its electric fire, provides a cozy and welcoming atmosphere, while the air conditioning in the kitchen, lounge, and principal bedroom ensures year-round comfort. The property is further enhanced by the inclusion of underfloor heating in the kitchen, lounge, principal bedroom, bathroom, and small guest bedroom. Controlled by Heatmiser Neo, the underfloor heating systems ensure warmth is always maintained at the perfect level, while also adding a layer of sophistication to each room.





# Outside

The property has electric gates for the main house, and there is a separate entrance to the stables. The double garage has automatic doors providing ample space for vehicles and additional storage.

The self-contained one-bedroom annexe adds even more value to this exceptional property. Ideal for guests, staff, or extended family, the annexe comes complete with its own kitchen and bathroom, offering privacy and comfort.

For those with a passion for horses, the property is equipped with six loose boxes, perfect for housing horses in a secure, well-maintained environment. In addition to the loose boxes, there is a ménage, offering a surface for dressage, training, or general equestrian activities and a tack room. The stables are equipped with hot and cold water, and there is a separate water trough for the field shelter. The grounds are beautifully maintained, providing a perfect space for grazing and exercise, further enhancing the overall equestrian experience.

For relaxation, the property features a private indoor swimming pool, providing a year-round escape for both exercise and leisure.













# Location

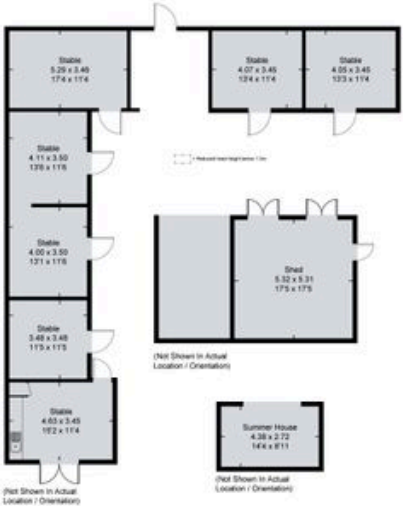
The property lies within the desirable area of Inkpen, a charming rural village located within the North Wessex Downs National Landscape (previously referred to as AONB). It sits in the rolling countryside of West Berkshire, 5 miles from Hungerford (a rural town best known for its bustling market stores, antiques and high street), and 2 miles from Kintbury with a train line that runs to London Paddington in approx. 60 minutes. The village of Inkpen itself boasts a modern sports Pavilion, playing fields, a village hall, medieval church, and a highly regarded public house with its own restaurant, accommodation and Honesty Bakery. Land in the area is typically used for arable and livestock grazing, with multiple wooded areas that are ideal for country walks, cycling and horse riding. Privately owned woodland lies directly behind the property with paddocks to the front. The location (Newbury is also nearby), caters for those looking for a country lifestyle, whilst also being a stone's throw away from public houses, shops, eateries, excellent rail and road networks, and a variety of sporting facilities including golfing at Donnington and Marlborough, as well as horse racing at Newbury. Excellent connections to the M4 and the A34, offering access to London, Reading, Oxford, Swindon, Basingstoke, the West Country, the Midlands and the south coast. The area has a wide selection of schools, both primary and secondary, including: Inkpen Primary School, Falkland Primary School, St. Bartholomew's, The Downs and Park House. A variety of independent schools can also be reached such as: Cheam, St.Gabriel's, Downe House and Horris Hill. A little further afield, although still readily accessible are: Marlborough College, Bradfield College, Pangbourne College, Elstree, Brockhurst and St. Andrew's School.



# Floorplans

Approximate Gross Internal Floor Area 7,188 - 8,884 sq ft

Approximate Floor Area = 667.8 sq m / 7188 sq ft  
Garage = 33.9 sq m / 365 sq ft  
Outbuilding = 123.7 sq m / 1331 sq ft  
Total = 825.4 sq m / 8884 sq ft  
(Excluding Void / Shed / Open Spaces)





# Key Information

## Council Tax

Band = G

## Tenure

Freehold

## Services & Additional Information

West Berkshire Council

Mains electricity and water.

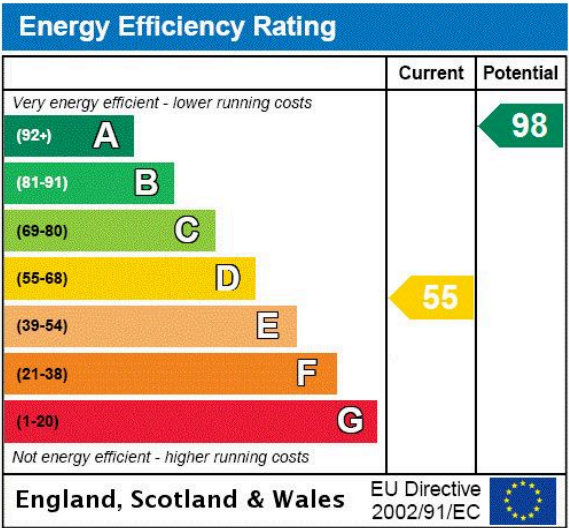
Private drainage.

Oil fired central heating.

## EPC

EPC Rating = D

PROPERTY





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## Enquire

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## More Information



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