



Your Dream Country Home.

Just 50 minutes from London.



A beautifully modernised country home with contemporary luxury, a private indoor pool, air conditioning, equestrian facilities, 8.2 acres and panoramic countryside views

www.FairbanksHouse.co.uk



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Just 50 minutes from London.

Imagine exchanging the noise, traffic and limitations of London for 8.2 acres of your own Berkshire countryside, panoramic views, exceptional privacy and space to truly live — while remaining within easy reach of the capital.

Fairbanks House in Kintbury, Berkshire is an exceptional, beautifully modernised country home offering a rare combination of luxury, space, tranquillity and convenience.

For anyone considering selling a London home, it offers the opportunity to make a very different kind of move: not simply to another property, but to an entirely different lifestyle.

Offers above £2,995,000

Watch the Exclusive Video at:
www.FairbanksHouse.co.uk

Key Features

- Beautifully modernised luxury country home
- 8.2 acres of private grounds
- Chain free
- Far-reaching panoramic countryside views
- Four spacious en suite bedrooms
- Principal suite with private steam room
- Private indoor swimming pool
- Air conditioning
- Separate self-contained one-bedroom annexe
- Six loose boxes, ménage and excellent equestrian facilities
- Double garage with automatic doors
- Gated private entrance
- Wonderful countryside walks close by
- Approximately 50 minutes from London



Space. Privacy. Freedom.

Fairbanks House sits within approximately 8.2 acres of glorious Berkshire countryside, creating a sense of space and privacy that is increasingly difficult to find — particularly within such easy reach of London.

From the moment you arrive through the electric gates, there is a feeling of having escaped.

Open countryside. Expansive views. Room for family, friends, horses, entertaining and relaxation. And above all, the freedom that comes from having genuine space around you.

Yet London remains close enough for meetings, restaurants, theatre, shopping and everything else the capital has to offer.

It is a rare opportunity to enjoy the best of both worlds.



Contemporary Country Living

The house has been extensively upgraded and modernised, combining the character and proportions of a substantial country home with the comfort and convenience of contemporary living.

Bright, generous reception spaces create a wonderful environment for both everyday family life and entertaining.

The main lounge is spacious yet welcoming, while the kitchen and principal living areas have been designed to create a comfortable, relaxed home rather than simply an impressive one.

Air conditioning in the kitchen, lounge and principal bedroom provides additional comfort throughout the warmer months.

Underfloor heating in the kitchen, lounge, principal bedroom, principal bathroom and guest bedroom is controlled through the Heatmiser Neo system, helping maintain the perfect temperature throughout the year.







Your Own Private Indoor Pool

One of Fairbanks House's most distinctive features is its private indoor swimming pool.

Available throughout the year, it provides somewhere to swim, exercise or simply relax whenever you choose.

There is no membership, no travelling and no timetable.

It is simply part of your new home.

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A Separate Annexe

A self-contained one-bedroom annexe provides exceptional flexibility.

With its own kitchen and bathroom, it is ideal for visiting family and friends, live-in staff, an au pair, older children or extended family.

Guests can be close while still enjoying complete independence and privacy.

Or as it is currently being used – and an outstanding office/studio.





Exceptional Equestrian Facilities

For anyone in the family who loves horses, Fairbanks House offers facilities that make it particularly special.

A separate entrance leads directly to the equestrian area, allowing the stables to operate independently from the main house.

The beautifully maintained grounds provide the space and setting to keep horses at home while still enjoying all the comforts of a luxury country property.

And for buyers without horses, the acreage presents an extraordinary opportunity to enjoy gardens, grounds, recreation and privacy on a scale that would be unimaginable in London.

Facilities include:

- Six loose boxes
- Ménage for training, dressage and general riding
- Tack room
- Hot and cold water to the stable area
- Field shelter with separate water trough
- Extensive grazing and exercise land

Kintbury, Berkshire

The beautiful Berkshire village chosen by Pippa Middleton and James Matthews for their family home

Glorious countryside, outstanding schools and London around 50 minutes away.

Set in the heart of the North Wessex Downs, Kintbury is one of those rare places that offers the beauty, tranquillity and space of genuine country living without feeling remote.

Surrounded by rolling Berkshire countryside, riverside walks and picturesque villages, the area has long attracted people looking to exchange London life for more space, greater privacy and an entirely different quality of life — while keeping the capital within easy reach.

It is perhaps no surprise that Pippa Middleton and her husband James Matthews chose Kintbury for their family home, living at the historic Barton Court estate on the banks of the River Kennet.

Kintbury itself is a particularly attractive Berkshire village, ideally positioned between Newbury and Hungerford. The Kennet & Avon Canal runs through the village, while miles of beautiful surrounding countryside offer exceptional walking, riding and cycling.

Yet one of Kintbury's greatest attractions is its accessibility.



Nearby Newbury offers fast rail services into London Paddington, making central London accessible in around 50 minutes, while the M4 and A34 provide excellent road connections to London and the wider South East.

It means you can enjoy acres of countryside, peace, privacy and space — without feeling as though you have left London behind.

Exceptional Schools Within Easy Reach

For families moving out of London, the area is particularly attractive because of its exceptional choice of highly regarded independent schools.

These include Marlborough College, Downe House, Horris Hill, Cheam, Bradfield College, St Gabriel's and Thorngrove, together with excellent local schooling around Kintbury, Hungerford and Newbury.

The prestigious Marlborough College, one of Britain's best-known independent schools, is within easy reach, approximately 15 miles from Kintbury.

For families accustomed to the educational choices available in London, Berkshire offers an extraordinary concentration of some of the country's most respected schools — surrounded by a very different environment in which to grow up.

The Best of Both Worlds



Perhaps the greatest luxury Kintbury offers is something increasingly difficult to buy in London:

Space.

Space for children and grandchildren. Space for horses. Space for dogs. Space to entertain. Space to walk. Space to breathe.

Newbury, Hungerford and Marlborough are all close by for restaurants, shopping and everyday life, while London remains close enough for business, theatre, restaurants and everything else the capital has to offer.

It is country living without isolation.

A wonderfully luxurious rural lifestyle — with London just 50 minutes away.





A Different Way To Live

Fairbanks House isn't simply about having a larger home.

It is about having room to breathe.

Room for children and grandchildren to run around. Room for friends to stay. Room to entertain. Room for animals. Room to work from home without feeling confined. Room to walk outside your own front door and immediately feel surrounded by countryside.

And at the end of the day, somewhere you can close the gates and feel completely away from everything.

For someone considering leaving London, it represents the possibility of gaining dramatically more space, privacy and lifestyle without giving up access to the city.

8.2 acres. Panoramic countryside views. An indoor pool. A private annexe. Exceptional equestrian facilities. Chain free. And London approximately 50 minutes away.

Fairbanks House is a rare opportunity to create the country lifestyle many people dream about — while keeping London comfortably within reach.

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