

KENTS DOWN FARM

MIDGHAM • WEST BERKSHIRE



BLACK CYGNET



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A valuably unlisted period house of great charm and character, situated on a quiet lane surrounded by beautiful meadows and woodland. Kents Down Farm benefits from glorious views and wonderful sunsets and is set in approximately 7 acres.

Entrance hall • Drawing room • Dining room • Sitting Room •
Garden Room • Kitchen/Breakfast room • Larder • Utility
• Cloakroom

.....
Master bedroom suite • 2 further bedrooms • Bathroom

.....
Separate Barn – Garden Kitchen • W.C • Machine Store • Car port

.....
Tractor Shed • Tool Shed • Log Store

.....
Double Carport • Office

.....
In all about 7 acres



The Property

Kents Down Farm is a valuable unlisted period house of great charm and character, situated on a quiet lane surrounded by beautiful meadows and woodland. There are glorious views from the property, and wonderful sunsets. The house is believed to date from the 16th century, and was sympathetically restored and enlarged in the 1990's and high quality, oak mullioned windows were commissioned throughout the property. The house has many period features, particularly evident in the triple-aspect drawing room which has a fabulous inglenook fireplace. There is a lovely sitting room with exposed beams and a large double-sided woodburner which connects with the light and airy garden room. Attractive stone floors have been laid in all the reception rooms and there are quarry tiles in the kitchen/

breakfast room, utility room and halls. The kitchen is fitted with smart bespoke wooden cabinetry and a dual control electric Aga. There is also a dining room conveniently situated for entertaining and easy access from the kitchen. Upstairs all the bedrooms are generous in proportion with high vaulted ceilings, and there are two shower rooms.

The cottage is surrounded by a classic cottage garden with a fenced vegetable patch containing a Hartley Botanic Victorian style greenhouse. The garden is enclosed by ancient hedges, with a gazebo on the western corner. A terrace surrounds the cottage to the south and the west. An ancient well with functioning cast iron pump is in this terrace under an oak pergola just outside the French doors from the kitchen. An archway in the western hedge leads down steps to a

wild flower paddock with attractive trees and cut pathways. The western point of this paddock leads onto a delightful ride alongside and including Kents Down Gully, a wildlife haven. The northern edge leads across a large wooden bridge over the Gully to an area of ancient woodland. To the south and west of the 3 bay garage barn is a well fenced paddock with an attractive pond, currently home to chickens, geese and wildfowl. There are a number of highly versatile, good quality outbuildings including a modern oak-framed 4-bay barn by the well known firm Oakwrights, which could potentially be converted into ancillary accommodation, with the necessary planning consents. It currently houses a kitchen, a larder and a WC, and a large room suitable for machinery storage, hobby interests, etc.





In addition, there is an oak-framed 3 bay barn used as a double carport and a well appointed office with bespoke oak bookshelving and work station. There is also a tractor shed, tool shed and log store.

Midgham, West Berkshire

Kents Down Farm is set in a wonderful rural position close to the villages of Midgham and Bucklebury. Although in a rural spot, rail and road communications are excellent, with a direct train service from nearby Thatcham into London Paddington and easy access to the M4 and A34 linking with London and the south coast. There is a wide choice of excellent schools in the area including Elstree, Brockhurst and Marlston, St Andrew's, Bradfield College, Pangbourne College and Downe House.

Services

- Mains electricity. Private water and drainage. Oil fired central heating
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band F 2023/2024 £3081.86
- Local authority: West Berkshire Council. Telephone 01635 551111
- Postcode: RG7 5UP

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.

Viewing

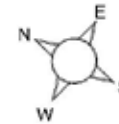
T: 01635 242 050

E: info@blackcygnet.co.uk

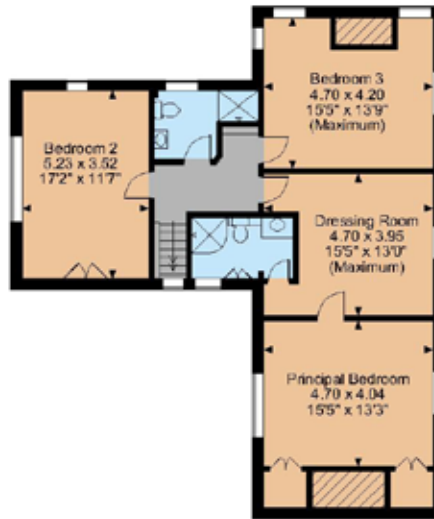


Kents Down Farm, Coxlu0027s Lane, Reading

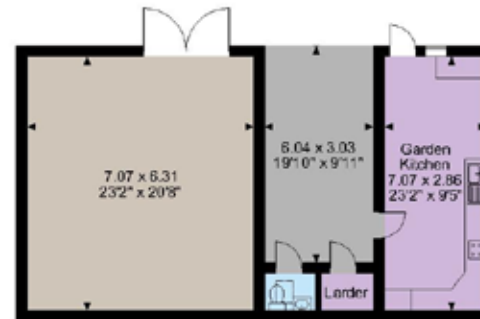
Main House internal area 230 sq m (2,478 sq ft)
Double Carport internal area 28 sq m (304 sq ft)
Office & Pagoda internal area 18 sq m (194 sq ft)
Cottage internal area 91 sq m (974 sq ft)
Outbuilding internal area 44 sq m (477 sq ft)



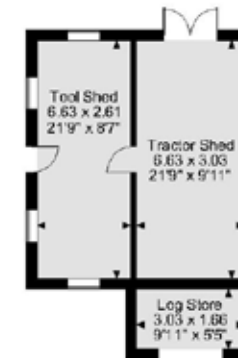
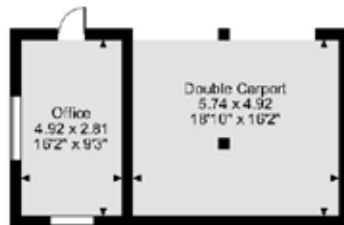
Ground Floor



First Floor



Cottage



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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 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.

AWAITING EPC

