



Chapel Row Farm

Chapel Row, Reading, Berkshire, RG7 6PB



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Guide Price £2,650,000

An utterly charming period country house with an abundance of character, set in an idyllic location in Chapel Row.

Newbury 7.8 miles, Reading 11 miles, Oxford 30 miles,
Heathrow Airport 36 miles, Central London 51 miles
(All mileages are approximate)

Lot 1: Main House

Ground Floor: Entrance hall, Drawing room, Sitting room,
Dining room, Kitchen, Utility, Store, Study/Bedroom five
TV room, Shower room

First Floor: Principal bedroom with Dressing room and En
suite, Three further bedrooms, Through bedroom, Two further
bathrooms

Outside: Attached open bay barn, Detached barn, Shed
Swimming pool, Tennis court
Formal gardens, Lake
In all approximately 3.4 acres

Lot 2: 6.2 acres - available by separate negotiation

Lot 3: 7.0 acres - available by separate negotiation



The Property

Chapel Row Farm is a Grade II listed farm house dating back in part to 1590, being of brick elevations under a tiled roof. Rarely does such a characterful property in such a desirable location come to the market; it has been in the same family ownership for over 35 years. Set back from the lane behind high hedging and electric gates, there is ample parking to the front, as well as a detached large barn offering parking for four cars.

The farm house itself has several charming reception rooms with numerous period features including inglenook fireplaces and exposed beams. Linking the oldest part of the house with a later addition is the country kitchen which is wonderfully inviting and features an Aga and extensive range of units. The upper floor boasts a principal suite comprising bedroom, dressing room and en suite shower room, whilst there are three further bedrooms and two additional bathrooms. A further guest suite/office is located on the ground floor.



Outbuildings

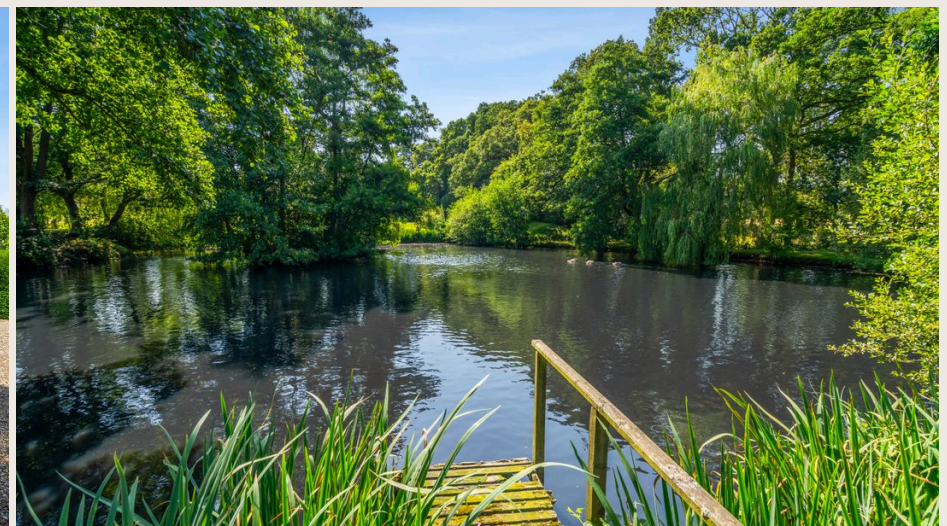
To the front of the farm house is a detached 50' barn, which has double doors on both sides, ideal for convenient access to the garden and car parking or car storage. There is also a substantial open triple bay barn attached to the house. This has often served as a wonderful covered entertaining area with delightful views of the garden. The outdoor pool area is situated to make the most of the outstanding far reaching views.



Outside

The gardens and grounds are exquisite, with beautifully tended mature formal gardens which wrap around the house, offering a riot of colour with a wide variety of shrubs and profuse flower beds. There is a most picturesque large pond as well as a kitchen garden and a tennis court. In all the grounds extend to around 3.4 acres.





Location

Enviably tucked away from the lane, the property is conveniently located within the wonderful and sought after surrounds of Bucklebury Common, just off the well-known Avenue of Oaks which offers a public house (the renowned Bladebone Inn), shop and doctors surgery. Nearby Upper Bucklebury and Bradfield Southend offer a local shop, a church, primary school and a public house. The area around Bucklebury is designated an Area of Outstanding Natural Beauty and is crossed by a network of footpaths and bridleways. The property is extremely well located for transport links. Junctions 12 and 13 of the M4 are both about seven miles away. Train services from Reading provide a service via the Elizabeth Line to London Paddington in as little as 23 minutes. There are also stations at Thatcham and Midgham offering rail services into Reading, Heathrow and Gatwick International airports. The area is well served for schooling, both state and private, the latter including Elstree, Cheam, Horris Hill, Brockhurst and Marlston House, St Gabriel's, Bradfield College, Downe House, Abingdon School, Radley College, Pangbourne College and Marlborough College. In the wider area, Newbury offers an extensive range of facilities including a variety of shops, pubs and restaurants, supermarkets, and a variety of leisure activities including the Watermill Theatre and The Corn Exchange. There is racing at Newbury, Salisbury and Bath and fishing on the Kennet and Lambourn, plus a variety of nearby golf courses from which to choose. There is an extensive network of footpaths and bridleways in the area giving access to a variety of walking, cycling and riding opportunities.



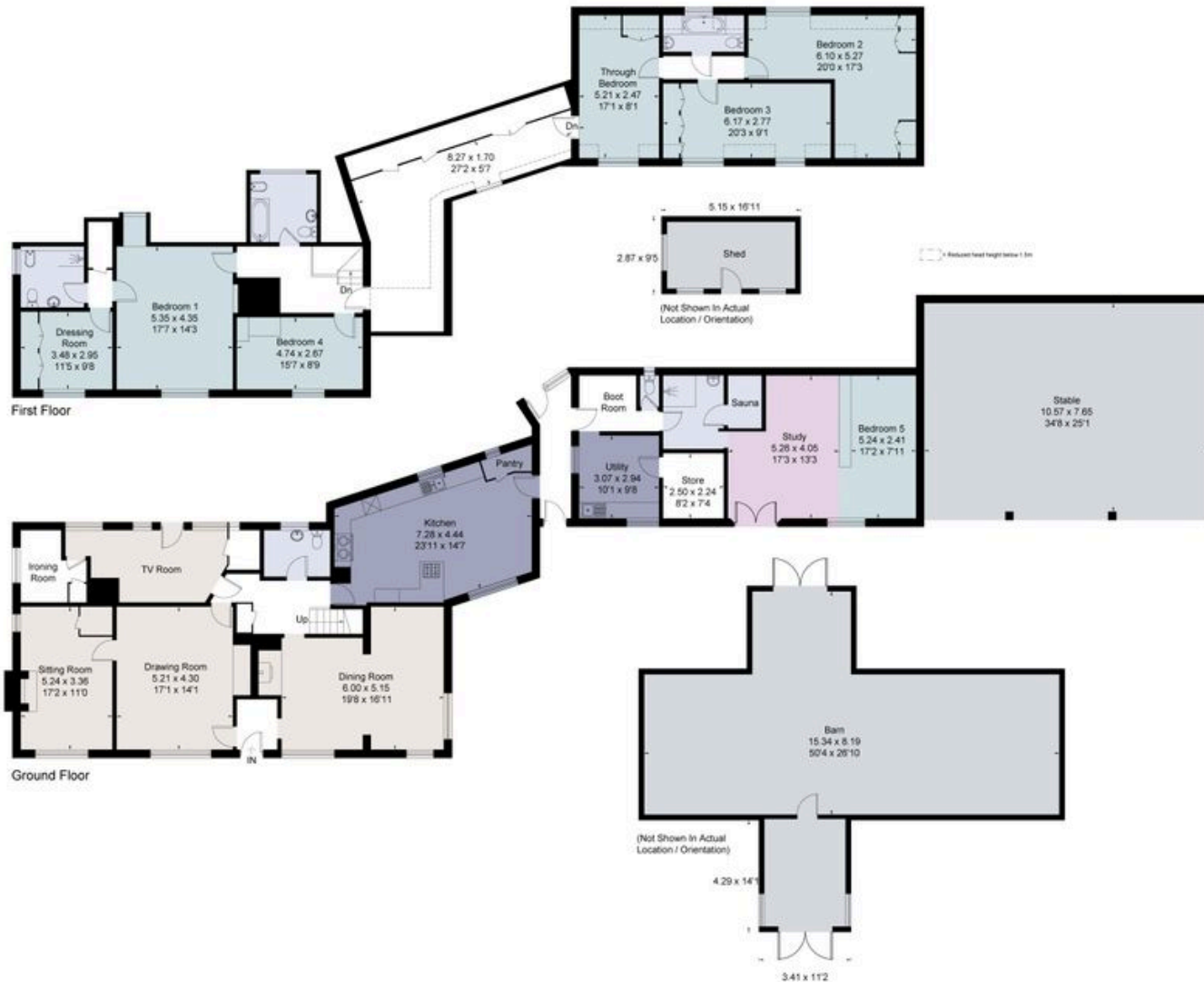
Floorplans

Approximate Gross Internal Floor Area 5,379 sq ft

Approximate Floor Area = 397.3 sq m / 4276 sq ft

Barn = 102.5 sq m / 1103 sq ft

Total = 499.8 sq m / 5379 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69563

Property Details

Council Tax

Band = H

Tenure

Freehold

Services

Mains water, electricity and drainage.

Oil fired central heating.

The pool is heated via LPG.

West Berkshire Council: Tel: 01635
551111

Lot 1: House and 3.4 acres

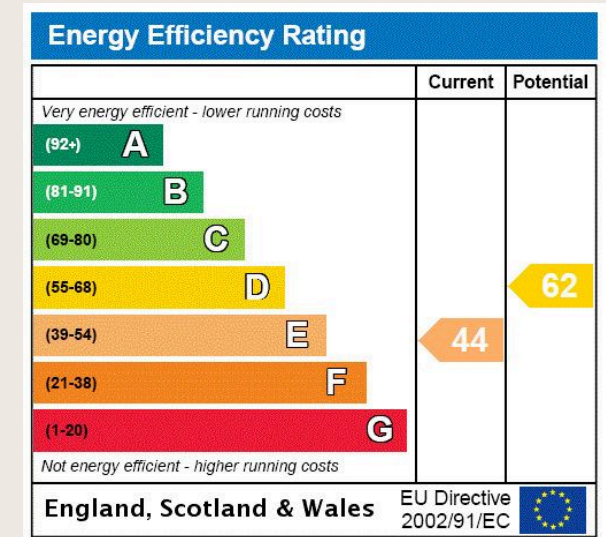
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EPC

EPC Rating = E

PROPERTY



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