



Home Farm House

Bradfield, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautiful grade II listed Georgian village house with tithe barn, swimming pool and tennis court in the Pang valley.

Home Farm House is a classical, 6 reception room and 6 bedrooms, smart country house in approx. 1.28 acres of land.



6 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



OUTBUILDING



1.28 ACRES



FREEHOLD



VILLAGE LOCATION



6,930 SQ FT



**GUIDE PRICE
£2,750,000**



The property

Home Farm House is a stunning grade II listed village house of immense charm and character in the heart of Bradfield Village. The house boasts all the hallmarks of a smart country house and has classic proportioned rooms overlooking the beautiful mature gardens. Of particular note is the dining room with lovely open fireplace, traditional timbers and double sash windows facing south. Also, at the front of the house, is the drawing room with open fireplace, large windows and a convenient layout flowing into the study. The kitchen benefits from a 2-oven aga and flows into a charming breakfast room, with French doors opening onto a southwest terrace area. There is also a study on the ground floor and also a cosy everyday sitting room with open fireplace. The principal bedroom suite is extensive with a good sized dressing room and ensuite bathroom. There are three further bedrooms on the first floor, and two on the second floor.

Home Farm House has been a much loved family home but is now in need of some updating.

Outside

Home Farm House benefits from an extensive range of attractive period outbuildings which includes a car port, workshop and garden store. There is a beautiful tithe barn which has a games room/party room and a further storage area. The beautiful oak frame of the tithe barn is a feature in its own right and more could be made of this building with the necessary planning consents. The gardens are fully mature and provide a beautiful backdrop to the classic architecture of the property. The gardens are mainly laid to lawn and culminate at a large wildlife pond. There is a swimming pool with stone terrace surround and a gazebo style summer house which also doubles up as a changing room. There is a hard surface all weather tennis court. Home Farm House is approached by a sweeping gravel driveway and an electric automated 5 bar farm style gate.







Location

Bradfield is an attractive and historic village located on the banks of the River Pang and offers a good range of local amenities including a church, local shopping and Bradfield College, a public school with a superb sports complex and tennis centre. Nearby Bradfield Southend provides a primary school, village store with post office and gastro pub, The Queens Head. The very pretty neighbouring village of Stanford Dingley has two further, highly regarded gastropubs; The Bull Inn and The Old Boot, as well as a beautiful Saxon church. Theale is about three miles away and provides a further range of facilities including a commuter train to London, Paddington. Reading and Newbury are also close by and offer a comprehensive range of amenities including shops, restaurants and theatres.

The range of schooling in the area is excellent, including St. Andrews, The Oratory, Elstree School, Bradfield College and Downe House. There are a variety of recreational pursuits available in the area and the surrounding countryside is renowned for its walks and rides.

Distances

- Theale 7.5 miles
- Stanford Dingley 6.6 miles
- Reading 12.1 miles
- Newbury 9.1 miles

Nearby Stations

- Theale
- Pangbourne
- Reading

Key Locations

- The Royal Oak pub, Yattendon
- Bradfield college sports centre
- Vicar's game farm shop, Ashampstead

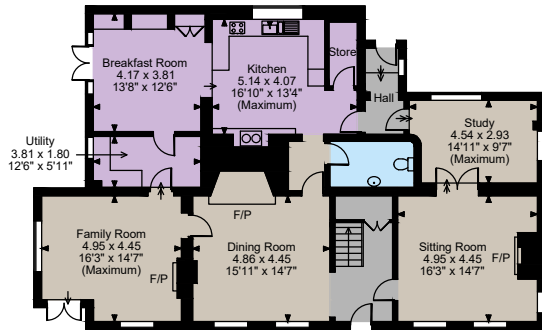
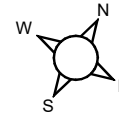
Nearby Schools

- St Andrews
- The Oratory
- Elstree School
- Bradfield College
- Downe House

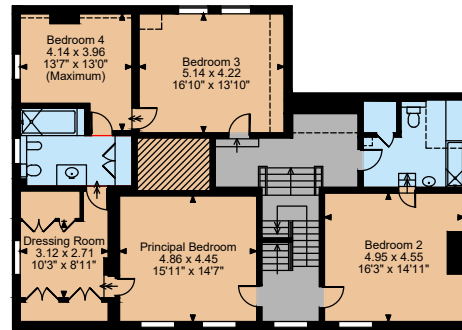




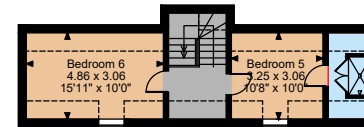




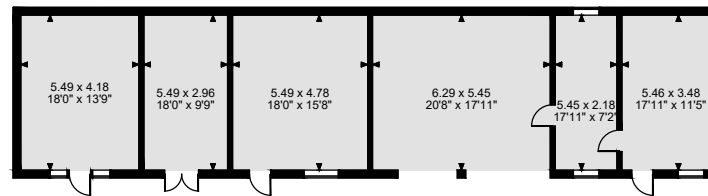
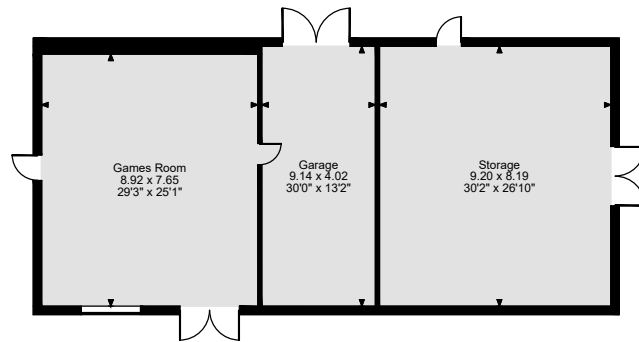
Ground Floor



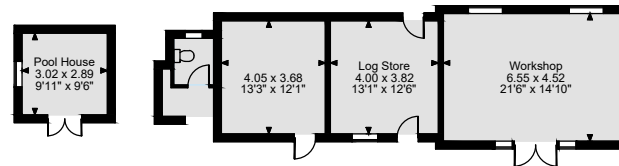
First Floor



Second Floor



Stables/Workshops



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

Main House internal area 3,527 sq ft (328 sq m)
Garage internal area 395 sq ft (37 sq m)
Outbuilding internal area 3,008 sq ft (279 sq m)
Total internal area 6,930 sq ft (644 sq m)

Directions

RG7 6BN

what3words///miss.befitting.spoil - brings you to driveway

General

Local Authority: West Berkshire

Services: Mains water, drainage, electricity and central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Country Department

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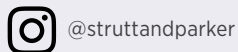
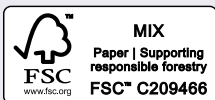
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