



Hosehill Farm, Sulhamstead, Berkshire

For the finer things in property.



# Hosehill Farm, Sulhamstead, RG7 4BB

An impressive Grade II Listed house full of character with an indoor pool, annexe accommodation and beautiful grounds.

Theale 1.3 miles, Theale mainline station 1.3 miles, M4 (Jct 12) 2.2 miles, Reading town centre 5.8 miles

Reception hall | Drawing room | Family room  
Study | Kitchen/breakfast room | Pantry  
Utility | Boiler room | Cloakroom | Principal bedroom with walk-in wardrobe & en suite bathroom | 5 Further bedrooms, 1 en suite  
Family bathroom | Shower room | Dressing room/loft room | 1 bedroom lodge | Swimming pool | Garage | Carport with kitchenette & shower room | Attached annexe | Garden room  
Stores | Garden

## The property

Hosehill Farm is a magnificent Grade II Listed country house that dates originally from the 16th century. It offers more than 7,500 square feet of living space, including six bedrooms and flexible ground-floor accommodation, which can provide a separate annexe for guests. The handsome house features timber and brick infill elevations while inside there are exposed timber beams and large attractive fireplaces, alongside elegant modern fittings. The tiled reception hall provides a splendid welcome, with the adjoining drawing room offering a comfortable space in which to relax. The main house also has a well-proportioned family room, a study and a well-equipped kitchen and breakfast room with a dual fuel Aga and space for a dining table. The utility and pantry provide further ground for appliances and storage. Also on the first floor is a principal 30ft drawing room, with two hidden doors, one leading into the studio annexe, with a mezzanine level that can be used

as a bedroom. The other into an internal garage and a flexible studio space. Upstairs there is a galleried landing and six well-presented double bedrooms, two of which are en suite. These include the principal bedroom, which has a walk-in wardrobe, as well as further loft room and an en suite bathroom. Bedroom 2 also has a certain amount of grandeur. The first floor also has a family bathroom and an additional shower room. Finally, the property features a stunning indoor swimming pool with skylights overhead and French doors opening onto the rear garden.

## Outside

At the front of the house there is a gravel driveway with parking for numerous vehicles as well as a small courtyard with a garage. Outbuildings include a brick and timber garden room, stores and a former stables converted into an independent one bedroom annexe. The garden to the rear is west-facing and includes paved terracing and rolling lawns and meadows, dotted with numerous mature specimen trees. The entire plot measures just under 4 acres. The grounds provide direct access to the picturesque Hosehill lake and nature reserve. There is also a hard tennis court, enclosed by chain link fencing.

## Location

The property is in a rural position close to the village of Sulhamstead, surrounded by beautiful Berkshire countryside and within easy reach of Reading, the surrounding towns and villages and the stunning Chiltern Hills Area of Outstanding Natural Beauty. There are plenty of local amenities close-at-hand, in either Burghfield or Theale, both of which have a selection of shops, pubs, restaurants and other facilities, while Theale's mainline station offers services to London Paddington, either direct or via Reading. There are several schools nearby, including the outstanding-rated Theale C.E. Primary School. Reading town centre, with its excellent shopping, leisure and cultural facilities, is just five miles away, while the M4 is also within easy reach, providing easy access towards London or the west-country by road.





Hosehill Farm, Sulhamstead, Reading  
Main House internal area 7,536 sq ft (700 sq m) (excluding eaves storage, store 1, store 2)



The position & size of doors, windows, appliances and other features are approximate only.  
 ☐ ☐ ☐ ☐ Denotes restricted head height  
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### Directions

What3Words///empire.slices.sports - brings you to the entrance driveway

### General

**Local Authority:** West Berkshire Council  
**Services:** Oil-fired central heating, Sceptic tank, Manis water, Mains Electric  
**Council Tax:** G  
**EPC:** Main house: E  
 Annexe: D  
 Lodge: D  
**Tenure:** Freehold  
**Offers in excess of:** £2,000,000  
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

### Pangbourne

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