



CHURCH COTTAGE

SULHAMSTEAD ABBOTS ♦ SULHAMSTEAD ♦ BERKSHIRE





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Theale Train Station Direct To London Paddington (Within 40 Minutes) 3 miles

♦ Reading 6 miles ♦ M4 (J 12) 3 miles ♦ Newbury 14 miles

♦ Henley-on-Thames 14 miles (Distances and times approximate)

Enjoying a relaxing ambience and outlook, with awe-inspiring far reaching views afforded, the setting is simply delightful, being idyllically located in a most desirable location within this quintessential English hamlet, adjacent to the parish church and bluebell woods, privately situated in delightfully mature gated gardens, grounds, and paddocks of approximately 4 ½ acres.

Originally dating back to the mid-1500's, a stunning and most charming stylish family residence with separate vaulted pool house / studio, swimming pool, stables, and manège with paddocks, Grade II Listed, having been extended to great effect and fully restored and modernised throughout, encompassing most attractive modern and contemporary high-quality fixtures and fittings, with an inspired contemporary flair, which embraces and complements the property's original character features externally, whilst internally affords an impressive and flexible accommodation of an open plan yet traditional nature.

Providing for an exquisite family home with amazing equestrian and lifestyle amenity afforded, set in a most delightful location, early viewing being highly recommended.

Main Residence

- ♦ An Exquisite Period Family Residence Of Striking Architectural Design
- ♦ Quintessential English Hamlet Setting Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington

- ♦ Private Gated Access
- ♦ Sweeping Gravelled Driveway & Forecourt

- ♦ Reception Hall
- ♦ Open Plan Kitchen
- ♦ Utility / Boot Room
- ♦ Open Plan Breakfast / TV Room
- ♦ Open Plan Family Room
- ♦ Sitting Room With Inglenook Fireplace
- ♦ Dining Room With Vaulted Loft Room
- ♦ Rear Hall
- ♦ Shower / Cloakroom
- ♦ Bedroom 4

- ♦ Landing
- ♦ Master Bedroom Suite With Roll-Top Bath & Vanity Unit & Fireplace

- ♦ 2 Further Bedrooms
- ♦ Family Bathroom

♦ In All Approximately 1,947 Sq Ft

Pool House / Studio & Swimming Pool

- ♦ Vaulted Pool House / Studio With Log Burner Of Approximately 343 Sq Ft
- ♦ Heated Swimming Pool
- ♦ Private Enclosed Pool Gardens
- ♦ Stone Laid Terrace

Stables & Manège

- ♦ Private Gated Stable Yard
- ♦ Stables With Tack Room Extending To Approximately 921 Sq Ft
- ♦ Gated & Railed Manège

Gardens & Grounds & Paddocks

- ♦ Stunning Professionally Landscaped & Gated Formal Gardens & Grounds
- ♦ Stone Laid Terrace
- ♦ Railed Paddocks
- ♦ Kitchen Garden & Greenhouse
- ♦ In All Approximately 4 ½ Acres



SITUATION

Sulhamstead Abbots is a small hamlet, comprising a cluster of properties which are mostly period in origin, including thatched brick and flint cottages and a charming parish church, located in a peaceful and totally unspoilt rural area, adjoining rolling fields, pasture land, and bluebell woods, with far-reaching views over the valley beneath.

Extensive local facilities are available nearby in Theale, Reading, Newbury, and smaller riverside villages. Notwithstanding its rural setting, communications within the area are excellent with the M4 (junction 12) just a few miles away, providing access to London or the West Country. There are also

regular train services from Theale and Reading to London Paddington within 40 minutes or so, and Crossrail is due to open from Reading in late 2019 / early 2020 also, opening through more direct links to Canary Wharf.

The well-respected local primary school, Sulhamstead & Ufton Nernet Primary School, is very close by, as is the local secondary school, The Willink School, with a further extensive range of highly regarded schools nearby also, including Downe House, Pangbourne College, Bradfield College, St Andrews Preparatory, Cranford House, and Moulsoford Preparatory.







PROPERTY DESCRIPTION

A magnificent country house listed Grade II being of great historical interest, its origins are believed to date back to the mid-1500's. The more recent subject of a thorough and exacting restoration project throughout, careful planning and attention has been provided for, creating a stunning and imposing family home providing well apportioned accommodation, incorporating a vaulted pool house / studio and swimming pool, stabling with manège, and railed paddocks.

The property is formally entered via the reception hall, which opens through to a delightful family room, where a wealth of attractive beams are afforded, as is a super open plan arrangement between the family room, breakfast / TV room, and kitchen, with the utility room being privately located off to one side. The sitting room leads off here, afforded a wealth of delightful beams and an inglenook fireplace, with the dining room & vaulted loft room off to the further end. A rear hall leads to the ground floor shower / cloakroom and the 4th bedroom.

From the family room, a delightful staircase rises to the first-floor landing, affording direct access

to the family bathroom with roll-top bath, three bedrooms, two beamed, and the master bedroom displaying stunning part-vaulted ceilings with a roll-top bath and vanity unit, and fireplace.

Displaying impressive architectural flair and high quality fixtures and fittings throughout, Church Cottage has been successfully blended with traditional construction methods in tune with its heritage, skilfully combining more modern and contemporary open plan living with that of a rather more traditional and nature, affording impressive beamed accommodation that benefits from a period ambience throughout, in addition to embracing outside living to inside living, and as a consequence the property presents itself as a true ambassador of the modern age, with early viewing advised.

THE POOL HOUSE / STUDIO & SWIMMING POOL

Approached across the gravelled driveway from the main house, the pool house / studio affords a most inspired beamed and vaulted open plan space with log burner and dual French doors opening out on to the stone laid pool terrace and enclosed gardens surrounding the heated swimming pool.









THE STABLES & MANÈGE

Privately approached off the gravelled driveway & forecourt via its own gated access, a stable courtyard opens through to extensive stabling, with stables to two sides, inclusive of tack and feed rooms, and a covered area, which duly opens through to a gated and railed manège.

GARDENS & GROUNDS & PADDOCKS

Privately located off a quiet back lane running through the hamlet of Sulhamstead Abbots, Church Cottage lies adjacent to the delightful parish church, bluebell woods, and its own extensive grounds, perched on a hilltop, with awe-inspiring views over the valley beneath.

The property commands a private situation behind mature hedging with post and rail fencing forming the boundary, whilst to the main entrance, a timber five bar gate opens onto the spacious splayed entrance driveway and forecourt, providing parking for several vehicles, and leading directly to the stabling, pool house / studio, and rear of the cottage. A further timber five bar gate opens in to the

stable courtyard. The frontage to the cottage overlooks the parish church green, with a small brick pathway leading up to the front door.

Delightfully attractive, the gardens and grounds wrap their way around the property, mainly laid to lawn, with extensive planting of mature hedging and herbaceous borders, interspersed with an array of trees. Afforded a most delightful southerly aspect, a large flag stone laid terrace runs along the rear of the cottage, with views back over the gardens and grounds, perfect for 'Al Fresco' dining.

Both private and delightfully attractive, the gardens and grounds extend to approximately 4 ½ acres, and are the subject of much care and attention, which will be evident upon viewing.

Additional adjoining paddocks are currently leased by the owner of Church Cottage, therefore it is thought that would be buyers requiring further paddocks could enter in to such a similar lease with the land owner.





Church Cottage Sulhamstead Abbots, Berkshire, RG7 4ED

Approximate IPMS2 Floor Area = 174.6 sq m / 1879 sq ft

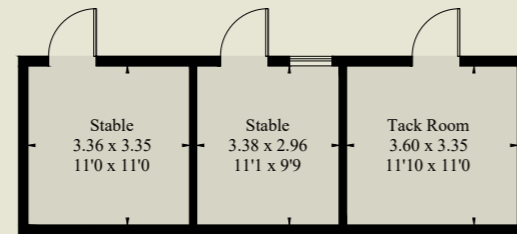
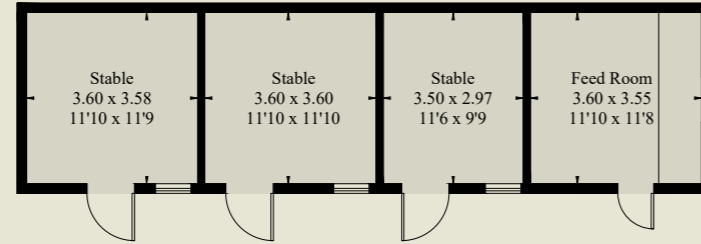
Limited Use Area = 6.3 sq m / 68 sq ft

Total House = 180.9 sq m / 1947 sq ft

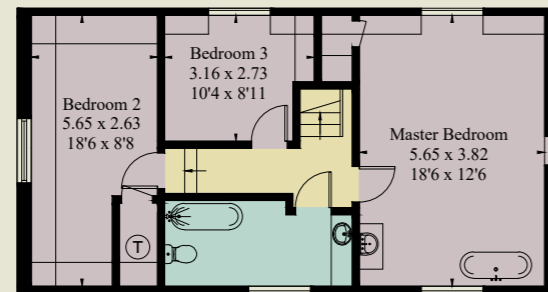
Pool House / Studio = 31.9 sq m / 343 sq ft

Stables = 85.6 sq m / 921 sq ft

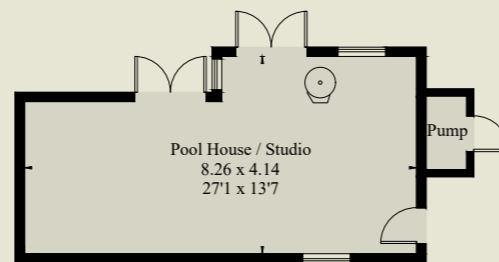
Total All = 298.4 sq m / 3211 sq ft



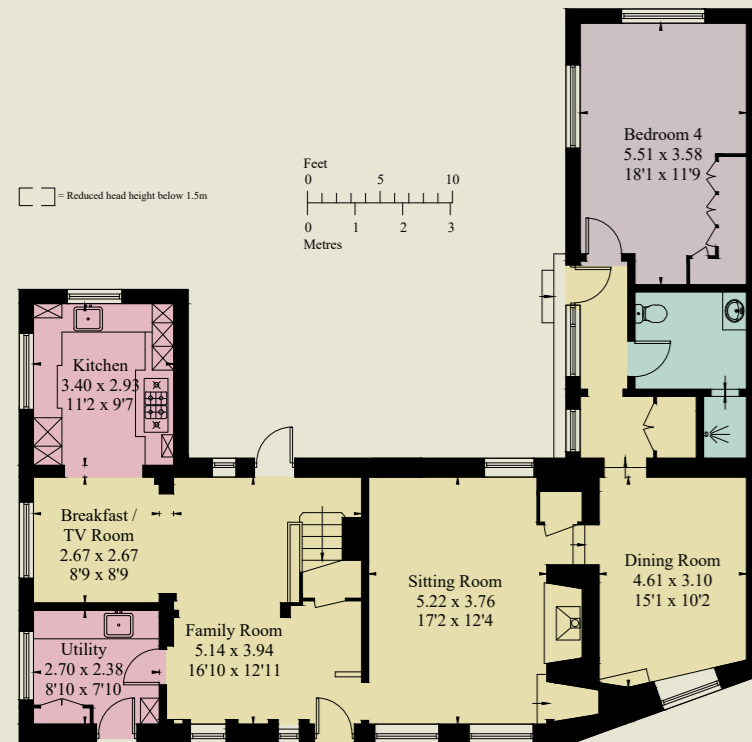
(Not Shown In Actual Location / Orientation)
Stables



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



☐ = Reduced head height below 1.5m



GENERAL INFORMATION

Services: Mains electricity and water are connected. Private drainage. Calor Gas fired central heating.

Postcode: RG7 4ED

Local Authority: West Berkshire District Council
Telephone: 01635 424 00

VIEWING

Strictly by appointment through Warmingham & Co.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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