



Maidenhatch Farm, Maiden hatch, Pangbourne,
Reading, Berkshire

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Maidenhatch Farm

Maidenhatch, Berkshire, RG8 8HP

A Grade II listed farmhouse with later additions set in just under 7 acres of gardens and woodlands with a lake and brook

Pangbourne 2.5 miles (London Paddington within the hour), M4 (J12) 5 miles, Reading 7 miles (London Paddington 25 mins)

Drawing room | Dining room | Family room and study | Kitchen/breakfast room | Conservatory | Utility room | Boot room | Larder | Principal bedroom with en suite shower & dressing room | 6 Double bedrooms | Family bathroom & separate wc | Integrated annexe with bedroom, bathroom & living room/kitchen | 2 Garages | Large open barn | 4 Stables | Games room | Plant & store rooms | Swimming pool | Garden, paddocks & woodland | EPC TBC

The property

Built in 1725 with later additions, Maiden hatch Farm is a wonderfully generous family home offering extremely flexible accommodation in a unique setting. The wide entrance hall is traditional and welcoming with the drawing room and dining room positioned on either side, all with beautiful herringbone parquet floors. The dining room has an impressive fireplace and double doors here lead through to the kitchen breakfast room with an electric Aga. Off the kitchen is the conservatory which has planning permission in place to build a smart Orangery. From the main hall stairs rise to the first floor, where the principal bedroom suite and two of the double bedrooms are located, with a further staircase up to the attic rooms. From the kitchen the house flows along the rear corridor to the family room and study. There is a second staircase here up to the middle part of the house where there are two more double

bedrooms. Finally at the other end of the house is a third staircase leading up to a bedroom and bathroom with a sitting room and kitchen at ground floor. There is a separate access into this section and it could easily be used as ancillary accommodation, however, the house as a whole flows extremely well on both floors.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Outside

The property is approached along a long private driveway and can be entered through either of two sets of gates onto a large gravel drive. Located here are four stables as well as a pump room and workshop. There is a very large open barn and two garages behind the stables accessed from the driveway side. At the rear of the house are pretty lawns which run down from a terrace. To one side is a lake which splits into two sections of the Maiden hatch brook. These meander through the garden and around the two paddocks where they join up again. A little bridge joins the garden to the woodland which runs up to the River Pang. On the easterly side of the house is the heated swimming pool and games room. There is also a lovely vegetable garden and a second little bridge over the brook leading into two paddocks.

Location

Maiden hatch Farm is set in pretty countryside only 2.5 miles from the charming village of Pangbourne, where the mainline station is situated, serving London Paddington. Pangbourne provides an excellent range of local facilities including a church, a primary school, an excellent range of shops, as well as restaurants and pubs. The comprehensive amenities of Reading are just 7 miles away and the M4 (J12) provides excellent vehicular access to London, its airports and the motorway network. The area is well served by a first class range of schooling and recreational facilities. The surrounding countryside is renowned for its walks and rides in an area of outstanding natural beauty.





Floorplans

House internal area 5,332 sq ft (495 sq m)

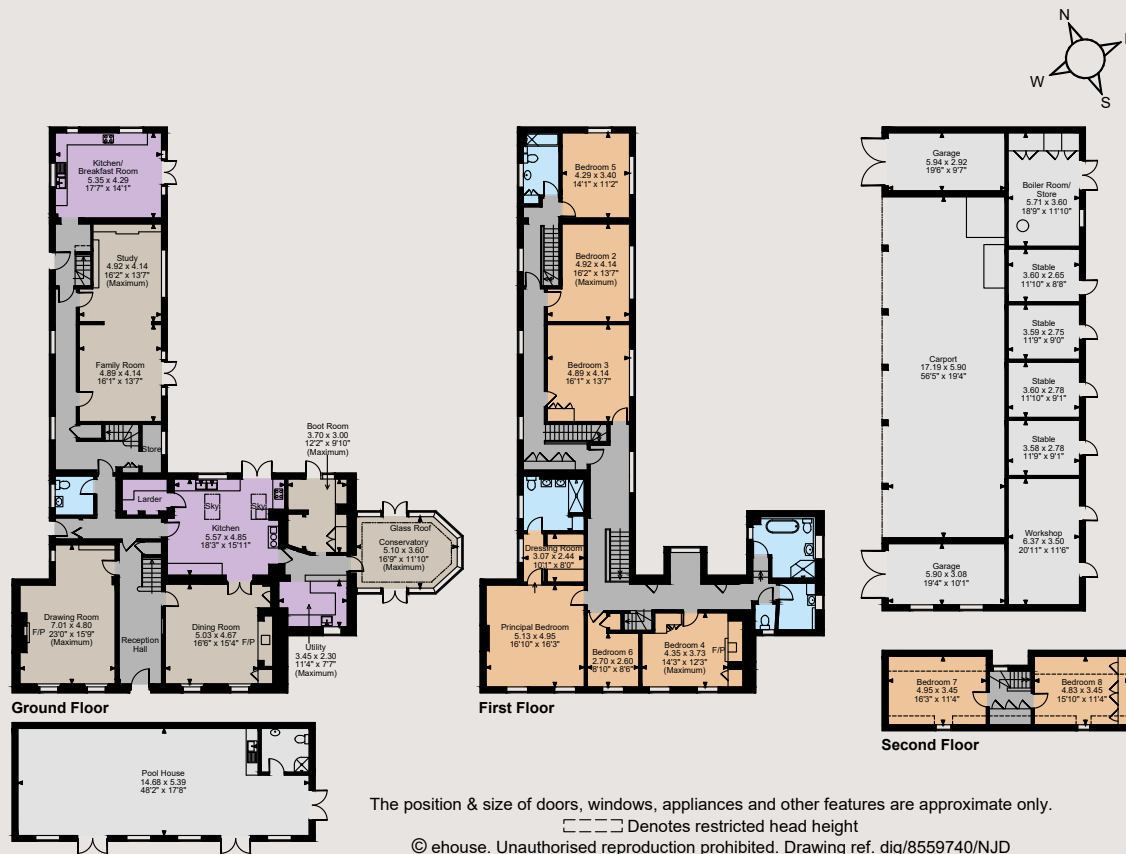
Garages internal area 1,511 sq ft (140 sq m)

Workshop/Stables/Boiler room internal area 922 sq ft (86 sq m)

Pool House internal area 852 sq ft (79 sq m)

Total internal area 8,617 sq ft (800 sq m)

For identification purposes only.



Directions

From Pangbourne proceed up Pangbourne Hill. After 0.25 mile, turn left into Bere Court Road and continue to the crossroads. Straight over the crossroads onto Dark Lane. After a short distance turn left for Maidenhatch Stud Farm & Maidenhatch Farm. Continue to the end of private lane, past the stud farm and the gated entrance to the property is straight ahead.

General

Local Authority: West Berks District Council

Services: Mains electricity. Borehole water supply. Oil fired central heating. Private drainage.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,500,000

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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