



# The Beech Hill Estate

Beech Hill, Berkshire



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A fantastic mixed estate in a superbly convenient location with two farmsteads. Each has a Grade II listed farmhouse and a set of farm buildings with potential for development (subject to planning) surrounded by arable, woodland and pasture

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The Beech Hill Estate, Beech Hill, Berkshire, RG7 2BB

Beech Hill 1 miles, Mortimer station 2 miles (connecting to Paddington and Waterloo),  
M4 (J11) 4 miles and M3 (J5) 6 miles, Reading 7 miles (London Paddington 23 minutes),  
Basingstoke 10 miles (London Waterloo 52 minutes), Heathrow 31 miles,  
Central London 55 miles









***Features:***

Two Grade II listed farmhouses, with three and four bedrooms respectively and three and four reception rooms

Two ranges of farm buildings, both with potential for development subject to the necessary planning consents

Arable, grassland, woodland and water meadows

***Lot 1 – Home Farm (coloured pink on the plan)***

Grade II listed farmhouse, four reception rooms, four bedrooms, three bathrooms, beautiful gardens with paddock, traditional buildings, modern agricultural buildings, arable and grassland, remarkable views over farmland

About 78.59 acres (31.80 ha)

***Lot 2a – Cross Lanes Farm (coloured light green on the plan)***

Grade II listed farmhouse, three reception rooms, three bedrooms, two bathrooms, garage, farm buildings, arable land, woodland, frontage to the Foudry Brook

About 58.51 acres (23.67 ha)

***Lot 2b – Cross Lanes Barn (coloured purple on the plan)***

A traditional barn with potential for conversion, subject to planning

About 0.23 acres (0.09 ha)

***Lot 3 – Beech Hill Coverts and other adjacent woodland blocks (coloured blue on plan)***

Attractive amenity woodland with considerable environmental interest

About 41.62 acres (16.84 ha)

***Lot 4 – A single arable field (coloured sand on plan)***

A well located arable field with excellent access

About 21.72 acres (8.78 ha)

***Lot 5 – A single grass paddock, suitable for equestrian use, adjacent to the village of Beech Hill (coloured mauve on plan)***

About 3.46 acres (1.40 ha)

***Lot 6 – A small rectangular area of rough land, with some derelict former farm or garden structures***

Located at the northern end of the Estate off Beech Hill Road on the south side of the small lane leading to Brook Farm.

Potential for a single house subject to the necessary planning consents. The parcel includes a paddock fronting the Foudry Brook (coloured dark grey on plan)

About 1.65 acres (0.66 ha)

***About 205 (82 ha) in total***

***Available as a whole or in up to 7 lots***





### *Situation*

The Beech Hill Estate lies in a fantastically convenient location to the south of the M4 and the north of the M3, sitting in delightful rolling countryside. It sits on the edge of the village of Beech Hill lying on the western side of the A33, which links Basingstoke to Reading. Once off the main roads, the Estate is accessed by a network of rural roads and small lanes. Both farmsteads have a beautiful farmhouse, each with an adjacent range of farm buildings. The land comprises a mixture of good-sized arable fields, delightful grass meadows adjoining a brook to the north and a substantial block of woodland, together with a handful of smaller woods fringing the holding.

### *Sporting and Recreation*

The nearby pretty village of Swallowfield is surrounded by farmland and has a shop/post office, public houses (including the gourmet George & Dragon), doctor's surgery, church, parish hall and a very active tennis club close by in Riseley. The delightful village of Hartley Wintney with lovely cafés and shops and the market town of Newbury are both within easy reach and provide more extensive shopping including a Waitrose. There are a number of nearby schools including Mortimer St John's CE Infant School, Mortimer St Mary's CE Junior School, as well as several highly rated independent schools nearby including but not limited to Downe House, Bradfield College, St Andrews, Pangbourne College, Reading Oratory, Elstree and Cheam.

There is also the Wellington Farm Shop, Butcher and Cafe less than a mile away. The extremely popular Wellington Country Park is also just around the corner, offering lovely walks and entertainment for the whole family.

### *The Beech Hill Estate*

#### *Lot 1 - Home Farm*

#### *About 78.59 acres*

Approached up a discreet hedge lined drive, with a gravel parking area in front, Home Farmhouse is a lovely Grade II listed house. It has four bedrooms and three bathrooms and excellent ground floor accommodation, including the recent addition of a significant kitchen/breakfast room formed from an existing building and integrated with the house. The house is wonderfully light and airy, combining traditional and contemporary decoration, to create a warm and homely feel. At the heart of the farmhouse is the open plan kitchen with a sizeable pantry/utility room off and good ceiling height into the rafters creating a feeling of space. There are multiple accesses to outside; through French doors on the northern side to a lovely patio overlooking the garden and farmland beyond, and on the southern side a small patio area accessed by a stable door. The house dates back to at least the 17th Century and was extensively modernised in about 1720. Upstairs is a large dual aspect ensuite principal bedroom. There are three further bedrooms, one ensuite and two sharing a shower room. All of the bedrooms have wonderful views across the farmland.







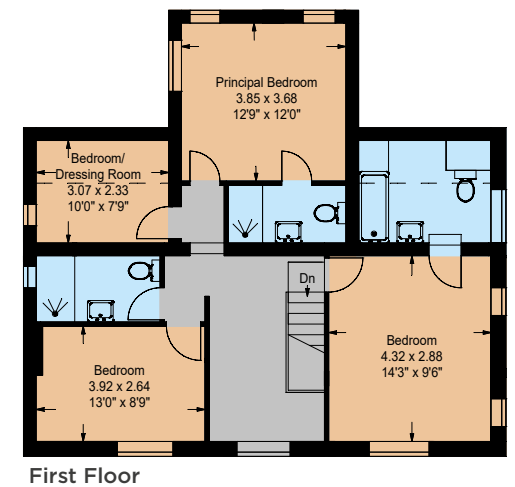


### Floorplans for Home Farmhouse

Approximate Gross Internal Area\*:  
House: 2,487 sq ft / 231 sq m

Illustration for identification purposes only.  
Not to scale.

\*As defined by RICS - Code of Measuring Practice.







### *Garden*

The farmhouse is surrounded by lawned gardens, with patio areas to both northern and southern aspects and mature hedges and trees.

Adjacent to the garden is a paddock perfect for ponies and parties.







### Farm buildings

Immediately to the west of the farmhouse lies a wonderful courtyard of exceptional traditional buildings, including a fine timbered Threshing Barn dating from the late seventeenth century with a magnificent interior and a queen post roof with collar and tie beams. The building is in two parts with the northern end thought to pre-date the southern part. The central bay or transept has cart entrances on each façade to have historically allowed loaded hay carts. This barn, which is bursting with history and character, provides wonderful opportunity for numerous uses but would particularly make a wonderful party barn.

To the east of the Threshing Barn is The Old Dairy, a brick built former dairy and on the south end of the barn is a timber framed cart shelter. Although this courtyard of buildings is not separately listed, we believe it is likely to fall within the curtilage of Home Farmhouse. To the north

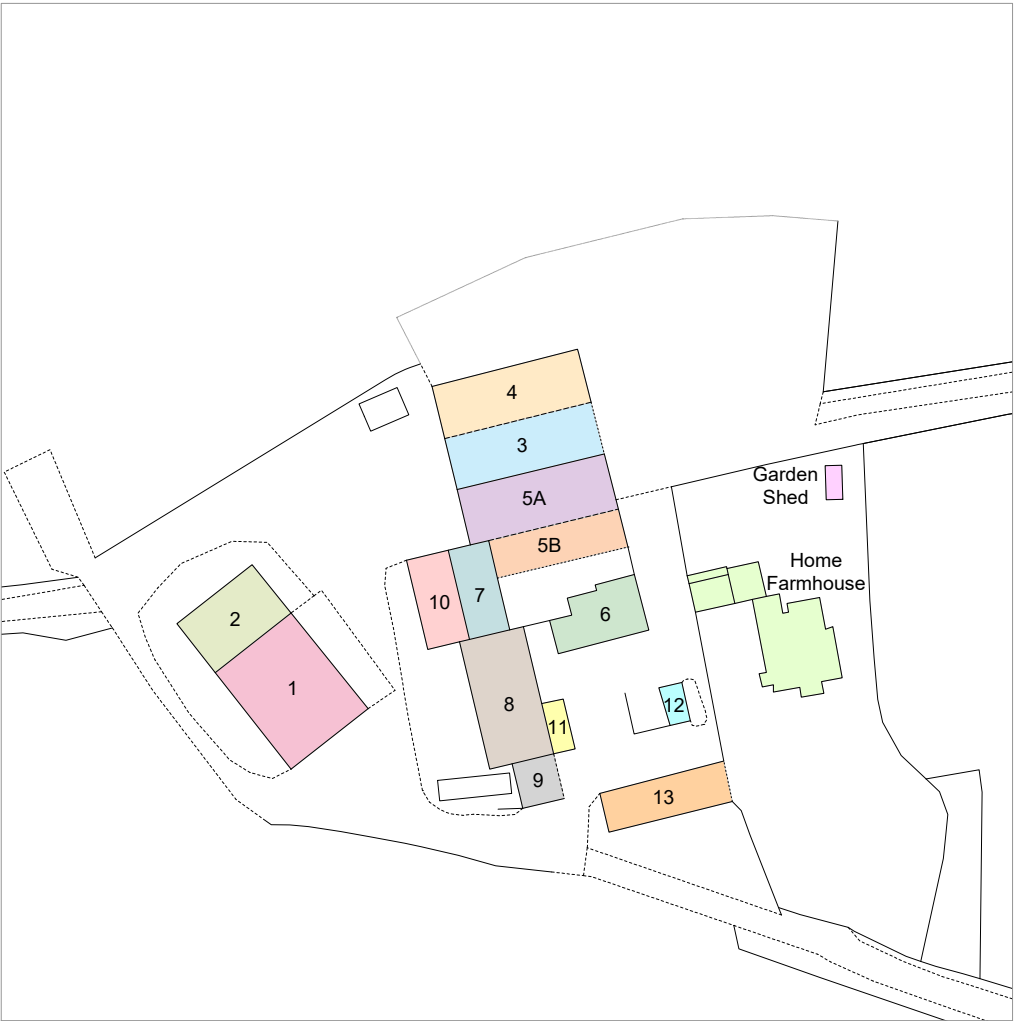
and west of the traditional courtyard, lie further modern agricultural buildings, including a portal frame grain store with roller shutter doors.

In amongst the modern farm buildings there are a number of caravans, which have been in situ for well over ten years and occupied throughout that period. They have been let on Assured Shorthold Tenancies, generating rental income every month.

The combination of caravans and the traditional farm buildings, might create an exciting development opportunity for a new purchaser subject to the necessary planning consents.

### The land

An excellent parcel of land runs with Home Farm, bordered to the east by Beech Hill Road, to the north by Cross Lane and to the west by Wood Lane. It has in the past been good sized arable fields but is currently in arable reversion.



#### Key (m)

- |   |  |  |
|---|--|--|
| 1 Grain Store (14 x 20)                   | 5B Livestock Barn Part 2 (20 x 7)            | 10 Lean to Shed in two parts (4.5 x 6.8 & 8.8 x 6.8) |
| 2 Open fronted Lean to Barn (14 x 9)      | 6 Former dairy and parlour building (11 x 9) | 11 Lean to (7.5 x 4.0)                               |
| 3 Dutch Barn (19 x 7.5)                   | 7 Traditional Barn 1 (13 x 7)                | 12 Storage building single pitch roof (6 x 3)        |
| 4 Lean to attached to Dutch Barn (19 x 9) | 8 Traditional Barn 2 (20.3 x 9.7)            | 13 Open front livestock building (19 x 6)            |
| 5A Livestock Barn Part 1 (23 x 7)         | 9 Traditional Barn 3 (6 x 6)                 |  |

## Home Farm Buildings

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Not to Scale. Drawing No. Y24048-05 | Date 22.05.25





Home Farm - Farm Buildings			
No	Building Type	Materials of Construction	Size in Metres
1	Grain store	Steel portal frame, steel clad walls and corrugated fibre cement roof sheets, 2 x roller shutter door	14 x 20
2	Open fronted Lean to Barn	Hardcore floor, galvanised steel stanchions and roof beams and vertical slatted timber clad walls, corrugated fibre cement roof sheets.	14 x 9
3	Dutch Barn	Concrete floor, timber pole columns, heavy timber trussed roof frame and corrugated iron roof.	19 x 7.5
4	Lean to attached to Dutch Barn	Concrete floor, wood pole columns and heavy timber trussed roof frame roof, corrugated iron roof	19 x 9
5A	Livestock Barn Part 1	Concrete floor, steel universal stanchions, trussed steel rafters, corrugated fibre cement roof sheets . Double pitched roof	23 x 7
5B	Livestock Barn Part 2	Concrete floor, steel universal stanchions, trussed steel rafters, corrugated fibre cement roof sheets . Single pitch roof	20 x 7
6	Former dairy and parlour building	Red brick and timber clad walls, oak frame and tile roof.	11 x 9
7	Traditional Barn 1	Brick, timber and corrugated walls, oak posts and roof truss attached to Traditional Barn 2. Built before Traditional Barns 2 & 3. Circa 15th/16th century. Not Listed	13 x 7
8	Traditional Barn 2	Aisled Barn ( width, aisled 2.1m and nave 5.5m) Brick and timber clad walls oak posts and studs and oak Queen Post roof truss and oak rafters, attached to Traditional Barn 1. 1m access to Traditional Barn 3 in gable end. Built circa 17th/18th century. Not Listed	20.3 x 9.7
9	Traditional Barn 3	Two bay cart shed, oak roof frame, double clay tile roof, attached to Traditional Barn 2 Built circa 18th/19th century not Listed.	6 x 6
10	Lean to Shed in two parts	Corrugated iron walls and roof attached to Traditional Barn 1 and 2 dimensions are	4.5 x 6.8 and 8.8 x 6.8
11	Lean to	Timber frame corrugated iron walls and roof attached to Traditional Building 2	7.5 x 4.0
12	Storage building single pitch roof	Concrete block walls corrugated fibre cement roof sheets	6 x 3
13	Open front livestock building	Steel stanchion columns and steel truss roof frame, corrugated fibre cement (could be asbestos) roof sheets and corrugated iron cladding walls and concrete floor	19 x 6
FH	Farm House		
G	Garden Shed		













***Lot 2a – Cross Lanes Farm***

***About 58.51 acres***

Cross Lanes Farm lies just to the north of Home Farm and north of Cross Lane, which forms its southern boundary. The farmhouse and buildings are accessed directly off Cross Lane and comprise a beautifully renovated Grade II listed farmhouse, with excellent ground floor accommodation.

Off the spacious hallway is an office/snug, and then on to a large sitting room, both with wood burners. Beyond the sitting room is a large open plan kitchen with dining area overlooking the garden. There is a utility room and a sizeable pantry. There are three delightful bedrooms on the first floor – a principal bedroom en suite, a double bedroom and single bedroom both sharing a family bathroom. Cross Lanes Farmhouse is similar in design to Home Farmhouse providing contemporary living in traditional surrounds.















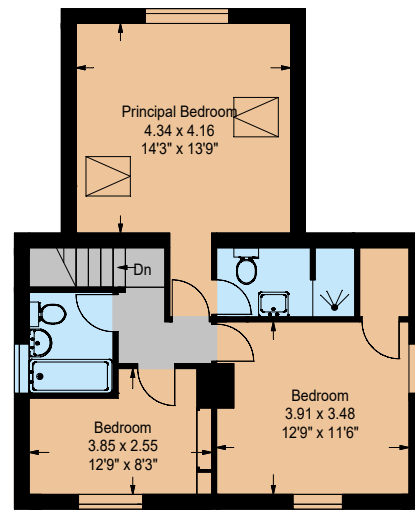
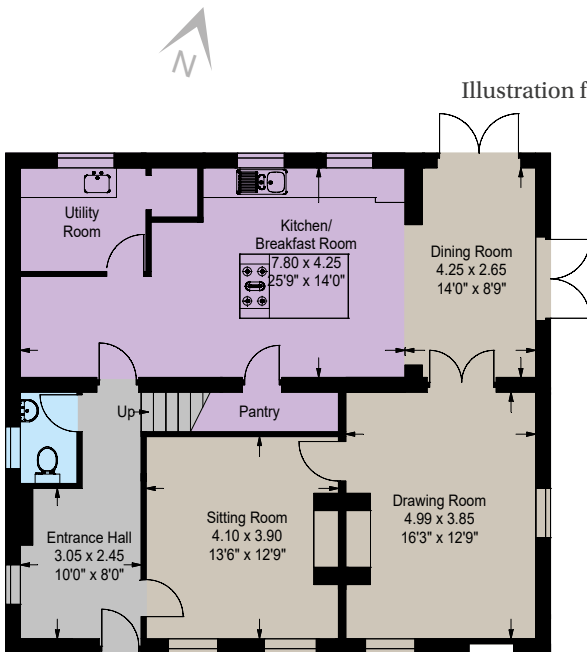
### Floorplans for Cross Lanes Farmhouse

Approximate Gross Internal Area\*:

House: 1,701 sq ft / 158 sq m

Illustration for identification purposes only. Not to scale.

\*As defined by RICS – Code of Measuring Practice.







### Outbuildings

Immediately to the west of the farmhouse is a range of farm buildings, some still in agricultural use and some now fairly dilapidated. In amongst the buildings is a caravan occupied by a security guard, who has been there for many years.

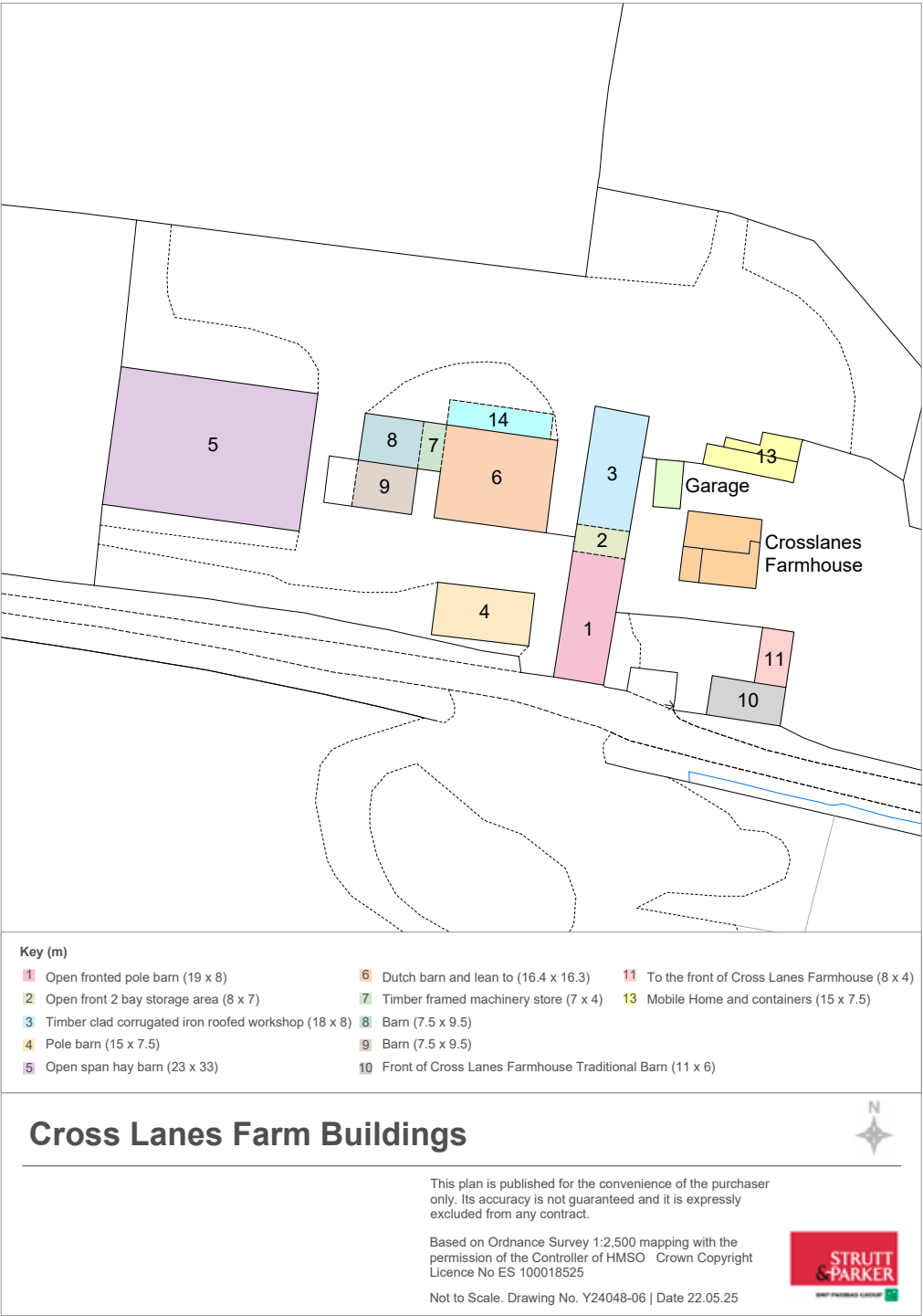
### The land

The land runs north from the house and buildings, falling gently towards the Foudry Brook, which forms its northern boundary. The fields nearest the farmhouse and buildings are organic grass meadows, and the fields nearest

the brook form delightful water meadows, which can irregularly flood in winter months. The land is mainly grade 3 with some grade 4 being loamy and clayey soils. The land is generally level with good public road and track access.

### Cross Lanes Mobile Home

Immediately to the north of the farmhouse is a mobile home which belongs to a security guard. A CLEUD has been granted for this site. Further information available from the vendor's agent.







Cross Lanes Farm Buildings			
No.	Building Type	Materials of Construction	Size in Metres
1	Open fronted pole barn	Concrete floor, corrugated iron roof and corrugated iron and timber clad walls with 5 cattle pens	19 x 8
2	Open front 2 bay storage area	Extension of building 1	8 x 7
3	Timber clad corrugated iron roofed workshop	Extension building 1 & 2	18 x 8
4	Pole barn	Timber frame with hard core floor, corrugated iron clad, open front.	15 x 7.5
5	Open span hay barn	Steel frame, hardcore floor, corrugated fibre cement roof sheets and timber and corrugated iron clad walls	23 x 33
6	Dutch barn and lean to	Steel stanchion with timber stanchion lean to hardcore floor	16.4 x 16.3
7	Timber framed machinery store	With corrugated iron cladding	7 x 4
8	Barn	Wooden Pole frame open sides	7.5 x 9.5
9	Barn	Steel Stanchion open sides	7.5 x 9.5
10	Front of Cross Lanes Farmhouse. Traditional Barn	Oak posts and studs and oak truss roof, brick dwarf and timber clad walls, corrugated iron roof and concrete floor. Circa 16th/17th century. Not listed.	11 x 6
11	To the front of Cross Lanes Farmhouse:	Attached to Traditional Barn timber framed store, corrugated iron roof and timber and corrugated iron clad.	8 x 4
12	Troy	Scaffold Sheds and containers	21.5 x 7.5
13	Mobile Home and containers		15 x 7.5
14	Containers		16.3 x 3
G	Garage to Farm House		4 x 7
FH	Farm House		12 x 11









*Lot 2b – Cross Lanes Traditional Barn*  
*About 0.23 acres*

Lying immediately adjacent to Cross Lanes Farmhouse is a traditional barn with potential for development subject to the necessary planning consents. The barn currently provides useful storage but could be

converted into a separate, residential element providing additional independent but supporting accommodation. There is a substantial garden.





*Lot 3 – Beech Hill Coverts*

*About 41.62 acres*

Immediately to the west of Beech Hill Road and to the west of Home Farm and Cross Lanes Farm are Beech Hill Coverts which is an extensive single block of amenity woodland, with four small off-

lying blocks lying to the north. The northern blocks appear to only have access on foot, rather than by vehicle. The main block itself has good access, either off Beech Hill Road, which forms its

western boundary, or Wood Lane, a private track, which forms its eastern boundary. The woods are rich in flora and fauna and have considerable environmental appeal.



*Lot 4 - A single arable field*

*About 21.72 acres*

Lying directly to the south of Beech Hill Coverts and east of Home Farm, and sitting between Beech Hill Road and Wood Lane, with access off both. A substantial field, the field has grown a variety of crops in recent years and is currently in fallow.







*Lot 5 – A grass paddock close to the village of Beech Hill and suitable for equestrian use, with excellent access. About 3.46 acres*





*Lot 6 – Building plot at  
Beech Hill Road  
About 1.65 acres*

A small rectangular area of rough land, with some derelict former farm or garden structures, with potential for residential development subject to planning.

Including a paddock fronting the Foudry Brook. Located at the northern end of the estate off Beech Hill Road on the south side of the small lane leading to Brook Farm.



General

Tenure: The property is sold freehold and subject to the leases, licenses and agreements outlined below. Further details are available from the vendor’s agent.

Schemes: There are no schemes on the land.

Designations: The Farm is set in a Nitrate Vulnerable Zone (NVZ).

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Property	Agreement	Rent	Heating	Electricity	Water	Drainage
Home Farmhouse	VP	nil	Oil	Mains	Mains	Private
Cross Lanes Farmhouses	Assured Shorthold Tenancy	£2,500 pcm	Oil	Mains	Mains	Private
Caravan at Cross Lanes Farm	AST	£540 pcm		Mains	Mains	Private
Buildings at Home Farm	Licence to occupy	£400pcm				
Grassland at Beech Hill Estate	Grazing licence	£715 per annum				
Part of Home Farm	FBT	£3,570 per annum				

Method of sale: The Beech Hill Estate is offered for sale as a whole, or in up to seven lots by private treaty.

Services: Home Farm and Cross Lanes Farm have mains water and electricity to all of the residential property.

There is private draining to a number of septic tanks. All of the residential properties have oil fired central heating/mains gas.

All of the farm buildings have single phase electricity and mains water.

There is a separately metered mains water supply to the farm buildings and a separate private drainage to a septic tank.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are no public footpaths over the land. There is a right of way through Beech Hill Covet Woods. Further details are available from the vendor’s agent.

Planning: The estate lies within the Burghfield DEPZ (Detailed Emergency Planning Zones).

A Certificate of Lawful Use or Development has been granted for a single mobile home at Cross Lanes Farm.

At Home Farm an application has been submitted for a change of use of land for keeping up to 15 caravans and their use as residential accommodation. This application is awaiting a decision. There are currently three caravans left on site.

Home Farmhouse and Cross Lanes Farmhouse are Listed Grade II.

Overage: The farm is sold subject to an overage of 30% of any uplift in value generated by a planning consent for a period of 30 years from completion over lots 1,2,5 and 6.

Fixtures and fittings: All items usually regarded as tenant’s fixtures and fittings and equipment, including fitted carpets and

Employees: There are no Farm employees.

Covenants and/or restrictions: There are restrictions/covenants listed on the Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

Local authority: West Berkshire Council [www.westberks.gov.uk/](http://www.westberks.gov.uk/) and Wokingham District Council [www.wokingham.gov.uk](http://www.wokingham.gov.uk)

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working estate we ask

Solicitors: Moore Barlow, Concord House, 165 Church Street East, Woking, Surrey GU21 6HJ for the attention of Charlotte Brackley

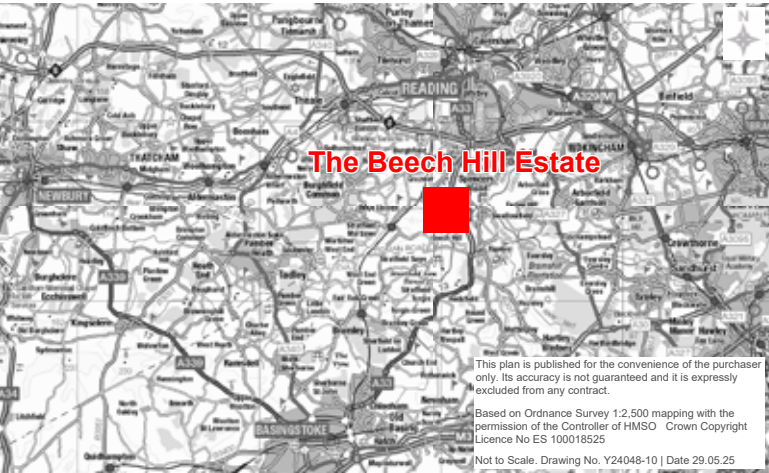
Postcode: Home Farmhouse: RG7 2BB  
Crosslanes Farmhouse: RG7 1JH

What3words:  
Home Farmhouse:  
///arrive.factories.leap  
Crosslanes Farmhouse:  
///rested.sheet.comical

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

Guide price: £5,670,000

Viewing: Strictly by confirmed appointment with the vendor’s agents, Strutt & Parker London 020 7318 5182.



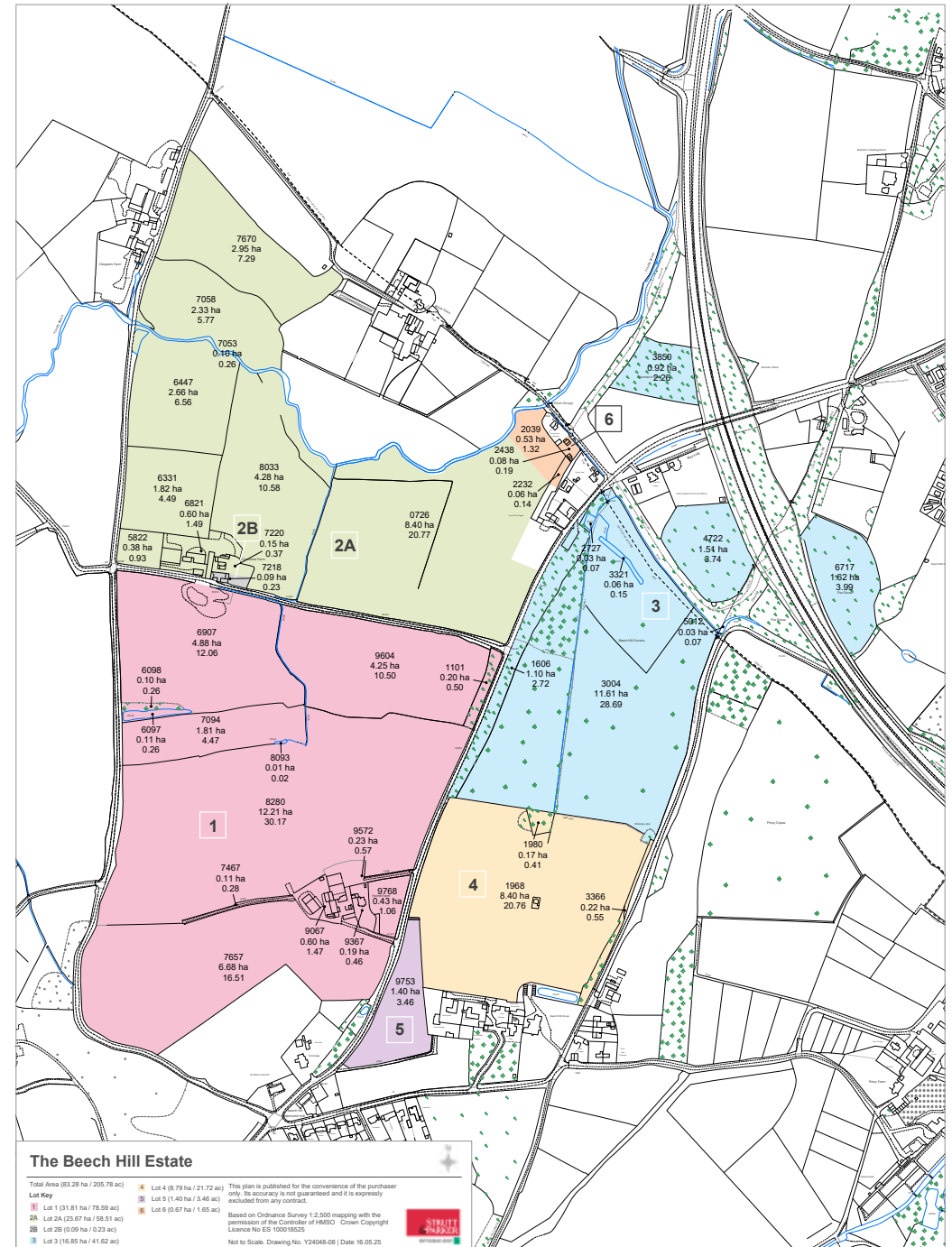


**Strutt & Parker London**  
43 Cadogan Street, London SW3 2PR

+44 (0)20 7318 5182  
london@struttandparker.com  
struttandparker.com

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