



CULVERLANDS

BURGHFIELD COMMON, BERKSHIRE



A BEAUTIFUL COUNTRY ESTATE WITH AN ELEGANT
GRADE II LISTED GEORGIAN COUNTRY HOUSE,
SITUATED IN AN ELEVATED, PRIVATE POSITION WITH
FAR-REACHING VIEWS ACROSS ITS LAND AND BEYOND

Main house

Reception hall • Drawing room • Sitting room • Dining room • Study • Cloakroom • Kitchen/breakfast room • Utility room • Pantry • Office • Extensive cellars
Principal bedroom suite with dressing room and bathroom • Guest bedroom suite with en suite bathroom • Two further bedroom suites • Two further bedrooms
Two further shower rooms • Home cinema room • Gym • Second floor sitting room

The Lodge

Two reception rooms • Two bedrooms • Kitchen • Shower room

Outbuildings

Stable courtyard with machinery stores • Garaging

Gardens and grounds

Landscaped gardens and parkland grounds • Tennis court • Swimming pool • Woodland • Paddocks • Farmland • About 15.5 acres of vineyard

For sale freehold

Approximate total gross internal area of all buildings: 15,384 sq ft (1,429 sq m)

House: 10,866 sq ft (1,009 sq m)

In all about 146.33 acres

HISTORICAL NOTE

Culverlands is believed to have been built in 1705 for a member of the Royal family and was also owned by the below notable owners.

1749–1834 Sir Gilbert Blaine

First baronet. Physician to King George IV and Prince of Wales and family. Physician to Royal Navy and Army with a long list of medical accreditations. His portrait is in the National Gallery.

1851–1861 Dr Horatio Bland

A wealthy merchant originally born in Newfoundland who bought a large amount of land in Burghfield and built Burghfield Common School and Mission Hall. He also founded Reading Museum.

1861–1872 James Taylor

Magistrate and Surgeon.

1890–1909 Arthur H Thursby

High Sheriff and JP for Berkshire and Warwickshire. Duke of Cambridge's Chaplain. Who farmed 420 acres locally.

1923–1928 Sir Charles Wyndham Murray

Conservative MP for Bath who had a distinguished army career covering several wars. HE was the King's messenger in France in World War I.





CULVERLANDS

Dating from the early 18th century, Culverlands is Grade II listed for its architectural and historic significance. This well-preserved country house sits beautifully within its grounds, offering exceptional privacy and far-reaching views across the estate. The striking Georgian exterior is complemented by a wealth of original features, including open fireplaces, high ceilings, ornate cornicing, large sash windows, deep skirting boards, a leaded fanlight above the front door, working shutters and parquet flooring. The current owners have undertaken extensive improvements, including the renewal of bathrooms and the kitchen.

From the entrance porch, Culverlands is entered through the large reception hall, which leads to a triple aspect drawing room and an equally impressive dining room, both with far-reaching views and access to the terraces and gardens. The recently renewed kitchen is fully equipped and opens onto the rear terrace through the glazed breakfast room. Further ground floor rooms include a family TV room, study, WC and utility room, with an office, with separate WC, accessed to the rear of the house.

A sweeping staircase leads to the first floor, where there is the principal bedroom suite, as well as three further bedroom suites, separate bedroom and family shower room. The second floor offers a large cinema room, a further bedroom and sitting room, as well as a shower room and gym.

The extensive cellar provides fullheight rooms with original features and extensive storage, a 3,000 bottle wine cellar and the boiler room.



















SITUATION

Culverlands is positioned on the edge of the North Wessex Downs National Landscape with far-reaching views across the surrounding Berkshire countryside. Burghfield Common is a village offering a convenient selection of everyday shops and amenities. For a wider choice of retail, dining, leisure and entertainment options, The Oracle in Reading and Festival Place in Basingstoke are both easily accessible by car.

Transport links are excellent. Theale mainline station is around 3.5 miles away and Reading station about 7 miles, providing regular high speed trains to London Paddington with journey times from 35 minutes and 23 minutes, respectively. Junction 11 of the M4 is roughly 4 miles distant, offering swift connections to London (45 miles), Heathrow Airport (32 miles) and the West Country.

The area is renowned for its outstanding leisure facilities. Nearby golf courses include Sunningdale, Wentworth, The Berkshire, as well as Wokingham and Wokefield Park. Racegoers can enjoy events at Ascot, Newbury and Windsor, while Henley Rowing Club—home of the Royal Henley Regatta—is only a short drive away. The surrounding countryside also offers extensive footpaths and bridleways.

There is an excellent selection of prep and public schools in the area, including Elstree, Cheam, Daneshill, St Gabriel's, Radley College, Bradfield College, Winchester College, Pangbourne College, St Andrews School Berkshire, Reading Blue Coat School and Wellington College.













The Lodge

THE LODGE

At the foot of the drive, next to the entrance gates, The Lodge is a single storey cottage, with two reception rooms, two bedrooms, a kitchen and shower room. The Lodge has its own small garden.

GARDENS & GROUNDS

Culverlands is approached by a sweeping drive, with a paddock and pond to one side and woodland to the other. The formal gardens to the south and east include terraced lawns framed by mature rhododendrons and an array of established parkland trees. A sunken tennis court lies beyond the main lawn, leading to a water feature and pavilion with far-reaching views, across the vineyard, estate land and countryside beyond. To the northeast of the house is the heated swimming pool with large breeze-house and pizza oven.

There is a large L-shaped stable block within the courtyard, next to the house, which comprises eight stables, tack room and hay store. There are also three tractor barns and adjoining the house there are two garages.

THE LAND

The fields comprise level pasture and arable land enclosed by mature hedges, trees and woodland. The mature broadleaved woodland has been well managed over the years by the current owner who has carried out extensive tree planting. Much of the extensive grassland is planted within a Countryside Stewardship Scheme, combining herbal leys and wild bird seed planting, which also provide good cover for the family shoot. There is a good network of tracks throughout the land.



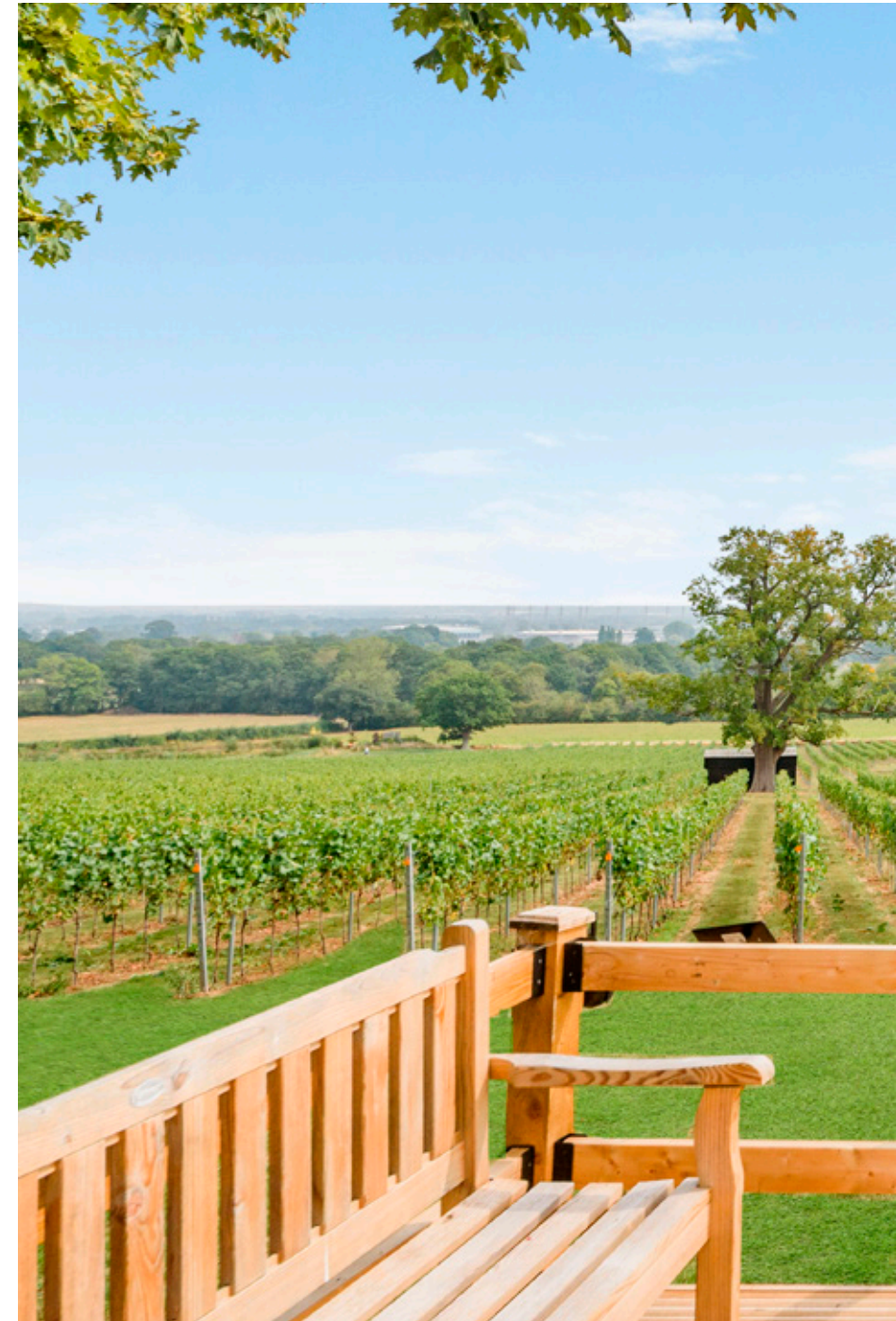
THE VINEYARD

The 15.5 acre vineyard was planted in May 2022 with seven different grape varieties creating a total of 25,937 vines. A breakdown of the varieties is shown in the table below. The vision behind the vineyard is the pursuit of creating award winning wines and already, even in these early years, strong yields are being achieved. The vineyard is now coming into full production, and offers the potential for a purchaser to employ a contract wine maker to produce their own range of sparkling or still wines, or to focus on the growing and sale of premium grapes to the growing English wine sector.

The vineyard is completely deer fenced and is supported by a set of open sided buildings providing onsite storage for equipment and machinery. The estate employs a full-time vineyard manager, on an operation-by-operation basis, with additional labour bought in for key work at pruning or harvest.

Variety	Clone	No of vines	Yield 2025
1. Pinot Meunier	817	1805	3,120 vines producing 3 – 3.5 tonnes
	977	1000	
	865	315	
2. Early Precoce	GM6	2670	2,670 vines producing 2.5 –3 tonnes
3. Pinot Noir	GM20-13	2,375	6,635 vines producing 7 tonnes
	375	2100	
	521	2160	
4. Voltis	n/a	846	846 vines producing 1.5 tonnes
5. Seyval Blan	n/a	2896	2896 vines producing 3.5 – 4 tonnes
6. Bacchus	n/a	1873	1873 vines producing 3 tonnes
Chardonnay	75	2000	7887 vines producing 12-13 tonnes
	95	2243	
	96	3644	

Harvest	
2024	12 tonnes
2025	29 tonnes
2026 (expected)	c. 35 tonnes









PROPERTY INFORMATION

Tenure: Freehold

Services: Culverlands has mains water, gas and electricity to both residential properties. There is private drainage to two septic tanks. There is a borehole which supplies water for the garden.

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 rights of way over the land. Further details are available from the vendors' agents.

Schemes: The majority of the land at Culverlands is entered into a Countryside Stewardship Scheme which is due to expire on 29th February, 2028. The purchaser will be deemed to have full knowledge of the scheme, take it on and comply with the scheme from completion if necessary. The vendor will retain any payments payable up to completion. Further details are available from the vendors agents.

Designations: The estate lies within the Burghfield DEPZ (Detailed Emergency Planning Zone). It is also set in a Nitrate Vulnerable Zone (NVZ).

Holdover: Holdover may be required to permit the harvesting of grapes, storage and disposal of the fruit crops and for a machinery sale.

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

Planning: An application has been submitted for single store oak framed wine tasting room and visitor centre. Further details are available on the planning portals. ref: 25/01927/FUL

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.

Local authority: West Berkshire District Council: 01635 551111

Postcode: RG7 3BD

What3words:///hammer.puzzle.share

EPC Ratings:

Culverlands - Rating C

The Lodge - Rating E

Council Tax:

Culverlands - Band H

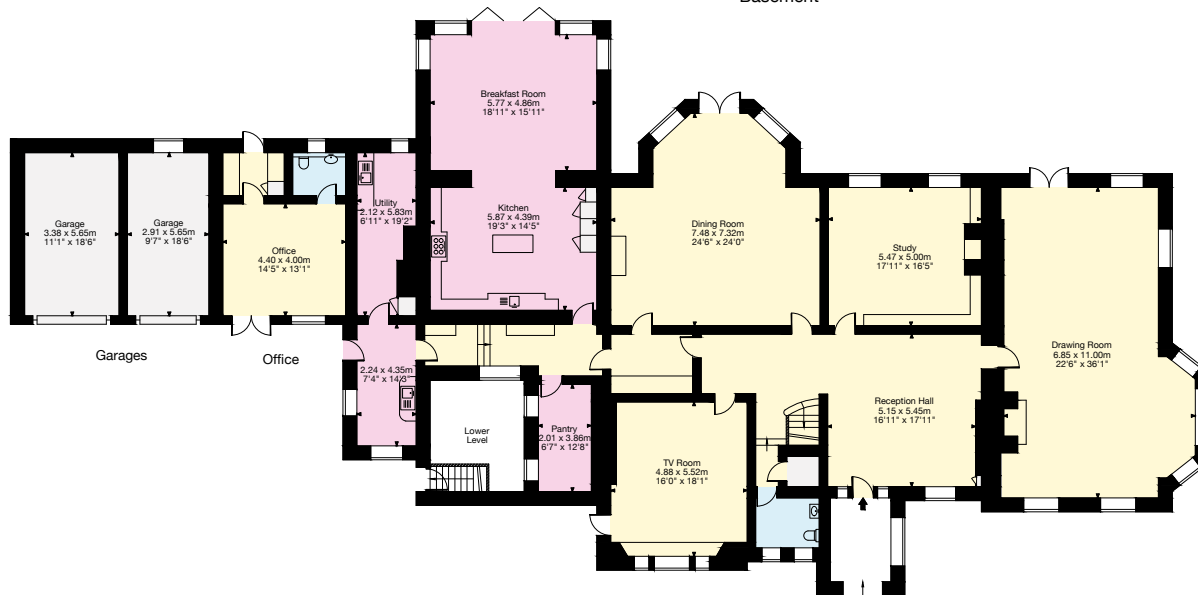
The Lodge - Band C



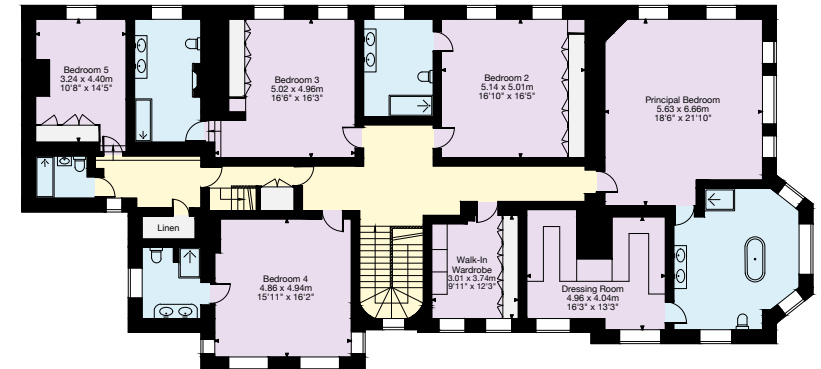
Basement



Second Floor



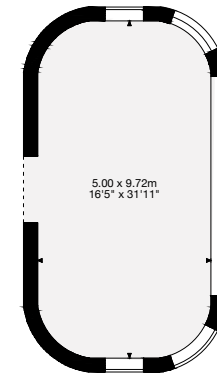
Ground Floor
Main House



First Floor

Gross Internal Area (Approx.)
 Main House = 1,009 sq m / 10,866 sq ft
 Garage = 37 sq m / 393 sq ft
 Office = 26 sq m / 276 sq ft
 (Total Area = 1,429 sq m / 15,384 sq ft)

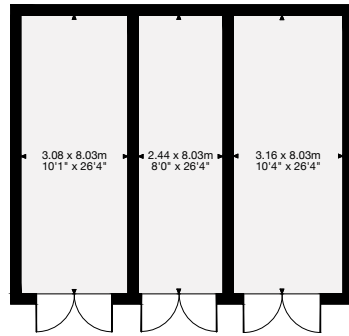
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



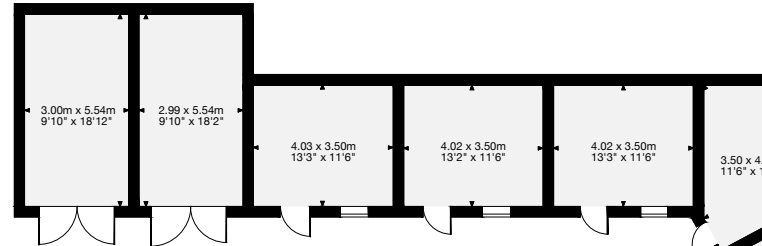
Pool Bar



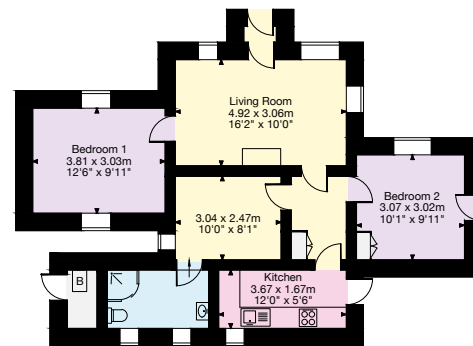
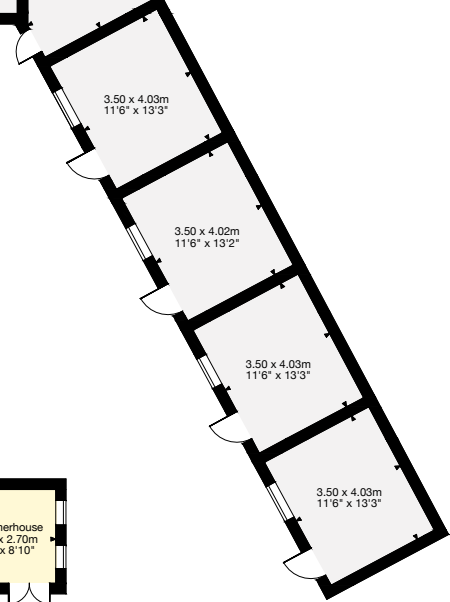
Outbuilding



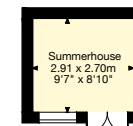
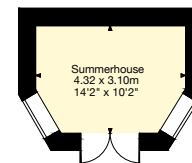
Tractor Barns



Stables



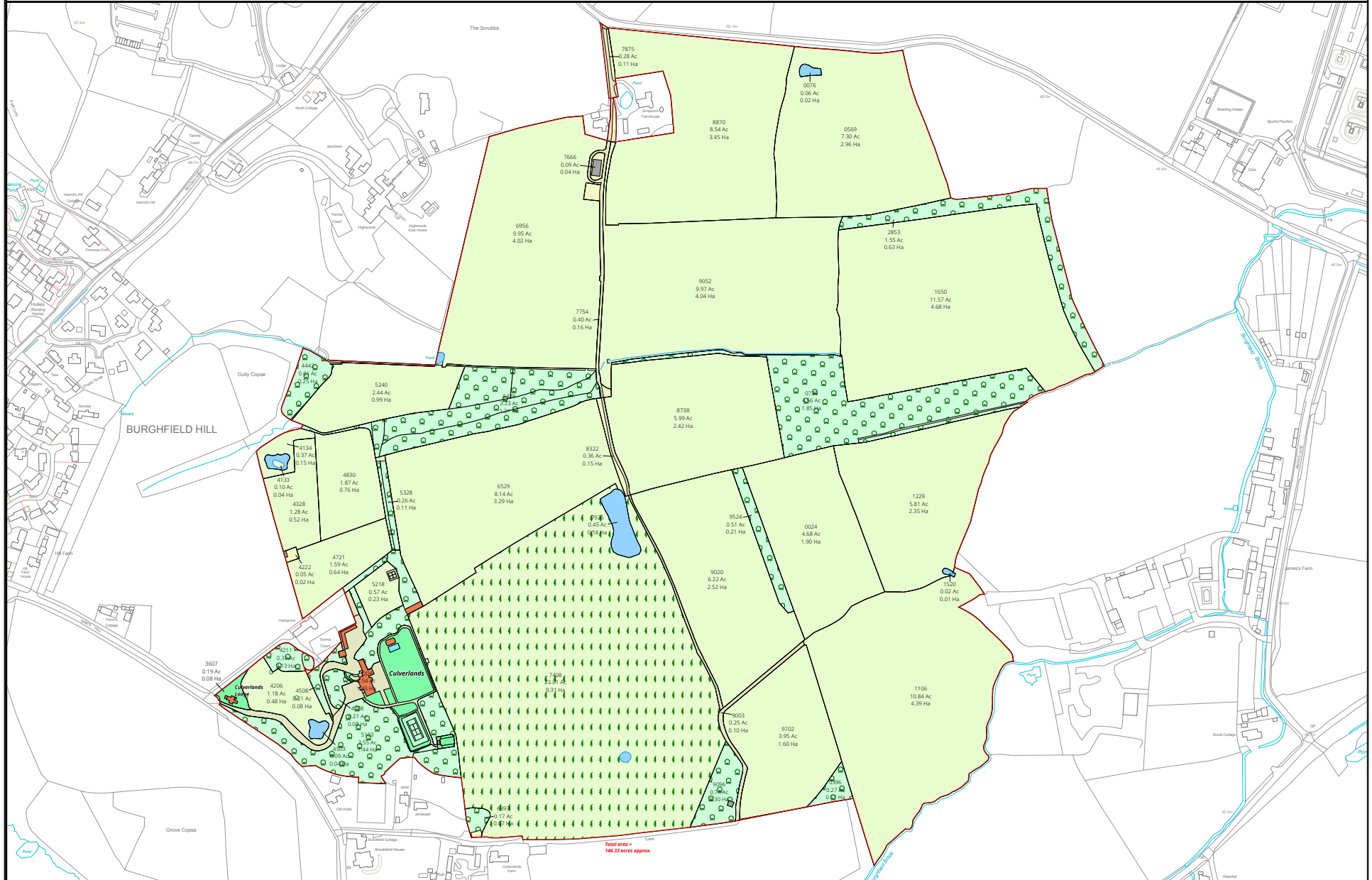
The Lodge



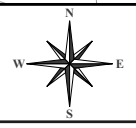
Outbuildings

Gross Internal Area (Approx.)
 The Lodge = 65 sq m / 702 sq ft
 Stables = 149 sq m / 1,608 sq ft
 Tractor Barns = 72 sq m / 776 sq ft
 Pool Bar = 51 sq m / 544 sq ft
 Outbuildings = 20 sq m / 219 sq ft
 (Total Area = 1,429 sq m / 15,384 sq ft)

Culverlands



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 Title: Culverlands

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