



Woodlands

Church Road, Mortimer West End

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached six bedroom house with two bedroom cottage and 1.26 acres in a sought-after North Hampshire location

A handsome double-fronted period family home featuring sash glazing, high ceilings, generously-proportioned rooms, quality fixtures and fittings and neutral décor throughout, all combining to provide a practical and cohesive living and entertaining environment. It is located near to local village and town centre amenities and the station.



6 RECEPTION ROOMS



8 BEDROOMS



3 BATHROOMS



**GARAGE/
WORKSHOP**



1.26 ACRES



FREEHOLD



**EDGE OF
VILLAGE**



4,487 SQ FT



**GUIDE PRICE
£1,795,000**



The property

Woodlands is a handsome white-rendered double-fronted period family home offering more than 3,300 sq ft of light-filled flexible accommodation arranged over three floors. Configured to provide a practical and cohesive living and entertaining environment featuring sash glazing, high ceilings, generously-proportioned rooms, quality fixtures and fittings and neutral décor throughout, the accommodation flows from a welcoming gable end front door, through a utility room and kitchen before arriving in the central reception hallway, also accessible by a side entrance. This hallway, with an ornate freestanding woodburner, connects to all other ground floor rooms. Each fitted with feature fireplaces, an expansive drawing room and snug TV room are accompanied by a wooden-floored dining room that connects to a large conservatory with a glazed roof and large picture glazing incorporating French doors to the rear terrace. A generous kitchen comprises a range of wall and base units, an Aga, modern integrated appliances, and space for a sizeable table.

On the first floor, an open landing gives access to all five bedrooms and two bathrooms. The principal bedroom, with fitted storage, features an en suite bathroom with freestanding bath. Four further double bedrooms are served by a family bathroom with freestanding bath and separate shower.

A separate staircase rises from the landing to a second floor attic room, suitable for a variety of uses including as an additional bedroom if required. This attic room also affords two extended eaves sections for ample loft storage.

In the garden, a recently renovated 822 square foot cottage provides further accommodation. Spread over two floors, its ground floor entails a spacious reception room, conservatory, kitchen and shower room, with a stairway leading to two first floor bedrooms. This building has been used both as a rental property and for entertaining friends and family, with options to access it through the garden, or via a dedicated driveway if seeking privacy.



Outside

Woodlands sits behind a front driveway providing plentiful private parking, with this driveway continuing past the house to the detached two-storey cottage, and then a workshop/garage with inter-connecting wood store.

The far-reaching and well-maintained garden has an extended lawn as its centrepiece, bordered by well-stocked flower and shrub beds and mature trees. A tennis court sits towards the rear of the garden, whilst the lawn opens up to the side where a vegetable garden with raised beds and a fruit cage are located. Further lawn wraps around the tennis court, leading to an orchard at the rear of the garden.

Both Woodlands and the cottage feature their own generously paved terraces, ideal for entertaining and al fresco dining.

Location

Set on the Hampshire/Berkshire borders, Mortimer West End village has a church, village hall, gastropub, playground and cricket club. Further amenities can be found in neighbouring villages including Mortimer, Silchester, Tadley and Baughurst. The area offers a wide range of walking, cycling and riding routes together with numerous golf courses. The nearby towns of Reading, Basingstoke and Newbury offer more comprehensive shopping, service, sporting, cultural and recreational amenities including both larger and independent retailers, department stores, restaurants, theatres and sporting facilities. The village offers excellent commuter links, with the easily-accessible M4 and M3 motorways giving access to major regional centres and the motorway network, regular trains from Basingstoke to Waterloo and Reading to London Paddington and a branch line station at Mortimer (2.7 miles) offering trains to Paddington in around 45 minutes.



Distances

- Mortimer 1.5 miles
- Silchester 1.5 miles
- Tadley 3.4 miles
- Baughurst 3.8 miles
- Reading 8.8 miles
- Basingstoke 8.9 miles
- Newbury 12.4 miles

Nearby Stations

- Mortimer
- Aldermaston
- Midgham

Key Locations

- Highclere Castle
- Donnington Castle
- The Living Rainforest
- West Berkshire Museum
- North Wessex Downs Area of Outstanding Natural Beauty

Nearby Schools

- Padworth College
- Elstree
- Sherfield





Floorplans

Main House internal area 3,325 sq ft (309 sq m)
 Workshop, Garage & Wood Store internal area 340 sq ft (32 sq m)
 Cottage internal area 822 sq ft (76 sq m)
 Total internal area 4,487 sq ft (417 sq m)
 For identification purposes only.

Directions

RG7 2HZ

what3words: ///hairstyle.helper.snowy - brings you to the driveway

General

Local Authority: Basingstoke And Deane

Services: Mains electricity, gas and water, private drainage and central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought

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

Council Tax: Band G - House

Band A - Garden Cottage

EPC Rating: House - F

Cottage - E

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8647590/PCU

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared May 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

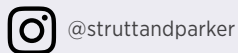
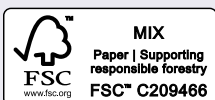
Newbury

55 Northbrook Street, RG14 1AN

01635 521707

newbury@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

