



**Culverlands Farm**  
Manns Hill, Burghfield Common

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

# A handsome period farmhouse with an innovative modernist extension set in 18 acres with wonderful views

A substantial detached farmhouse with extensive grounds and outbuildings, set in a highly sought-after rural position just outside the village of Burghfield Common. The farmhouse has been extended and renovated to provide a wealth of beautifully appointed living and entertaining space, with flexible accommodation and complete integrated Smart Home System wired for audio, Sky, cctv and blind control



5 RECEPTION  
ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE



18.2 ACRES



FREEHOLD



RURAL



3,467 SQ FT



GUIDE PRICE  
£2,250,000



## The property

Culverlands Farm is a handsome red brick detached farmhouse with a substantial modern extension, providing five bedrooms and almost 3,500 square feet of stunning contemporary accommodation, together with various attractive original details, including ornate cast-iron fireplaces. The ground floor has four separate reception rooms in the original house, including a well-proportioned drawing room with wooden flooring, a door opening onto the garden and a fireplace fitted with a logburner. There is also a comfortable snug, a music room and a games room, all of which are well-presented with attractive décor, while the heart of the home is the 32ft open-plan kitchen, dining area and family area in the modern extension. This spacious, open entertaining room has sliding glass doors opening onto the rear garden, as well as space for both a seating area and a large family dining table. The kitchen has sleek, modern fitted units, a central island with a breakfast bar and integrated appliances, while the ground floor also has a utility room and a boot room for further storage and home appliances.

Upstairs, the central landing leads to five well-presented double bedrooms, plus a sitting area. The luxury principal bedroom is situated within the extension and features full-height windows, a balcony, a dressing room and two en suite shower rooms. Two further bedrooms feature walk-in wardrobes, while the first floor also has a family bathroom with a freestanding bathtub and a walk-in shower. An additional shower room is available on the ground floor.

## Outside

The property is situated at the end of a singletrack lane, with gates at the entrance opening onto the driveway and leading to a parking area in front of the house. There is also easy access to the various outbuildings, which include two large open-sided barns, stables, pig sties, a shed, a container and a garage, which could also be used as a workshop or a home gym. There is a splendid south and east-facing garden to the rear of the house, with patio areas and well-stocked flowerbeds giving way to beautiful rolling lawns dotted with fruit trees.



Towards the end of the garden there is a fully insulated, powered garden room, which is ideal as an office or studio space and features its own patio area. Beyond the garden there are far-reaching fields and paddocks, which are ideal for livestock, or for equine training and exercise.

## Location

The property on the edge of the popular village of Burghfield Common, and surrounded by beautiful countryside. Burghfield Common provides several amenities, including additional local shops, primary and secondary schooling, a library and a leisure centre. Nearby Mortimer Common provides access to a post office, local shops, a pharmacy, pubs and restaurants. Reading, with its excellent selection of shops, leisure and cultural facilities, is easily accessible. The independent Daneshill School, Padworth College and Alder Bridge School are all within the surrounding area. The area is well connected by road, with the M4 just four miles away, while Theale mainline station offers direct services to London Paddington.

### Distances

- Burghfield Common 0.7 miles
- Mortimer Common 2 miles
- Reading 7 miles

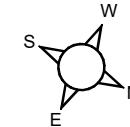
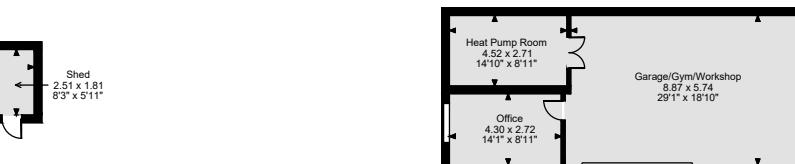
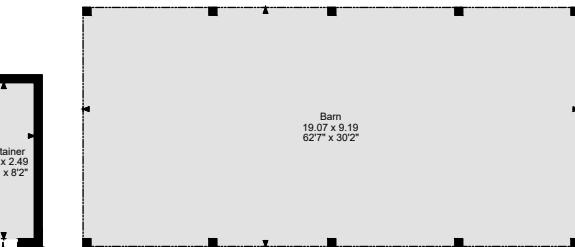
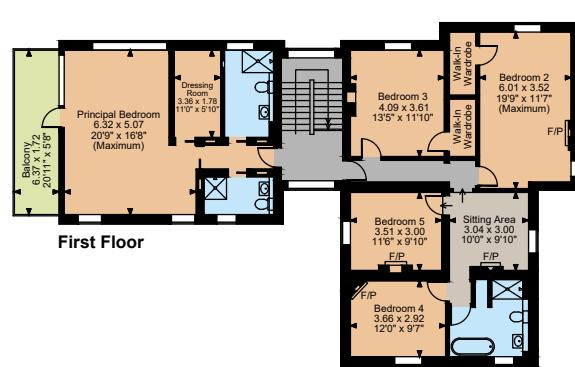
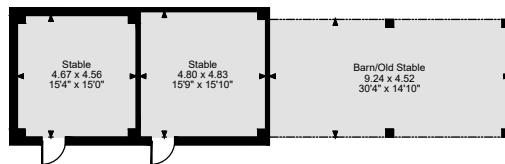
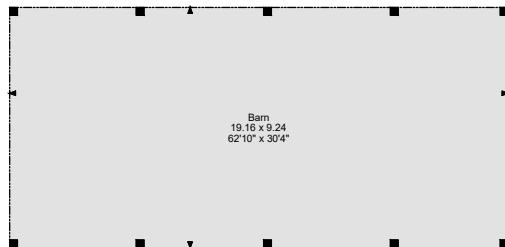
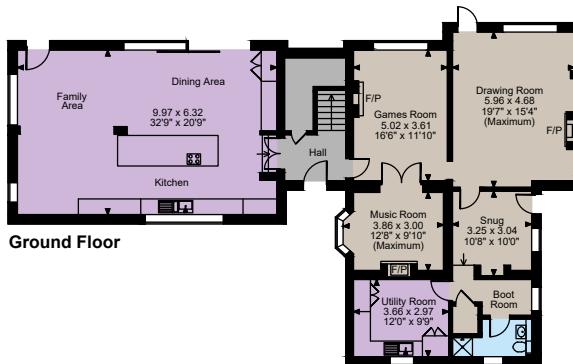
### Nearby Stations

- Theale (42 mins to London Paddington)
- **Key Locations**
- Wokefield Common Nature Reserve
- Theale Lakes
- North Wessex Downs National Landscape

### Nearby Schools

- Burghfield Primary School
- Elstree
- St Andrews Prep School
- Bradfield College
- Pangbourne College
- The Abbey School
- Reading Blue Coat School
- Leighton Park School
- Crosfields School
- The Willink School





## Floorplans

Main House internal area 3,467 sq ft (322 sq m)  
 Garage internal area 554 sq ft (52 sq m)  
 Outbuildings internal area 1,579 sq ft (147 sq m)  
 Barns internal area 4,242 sq ft (394 sq m)  
 Total internal area 9,842 sq ft (914 sq m)  
 For identification purposes only.

## Directions

RG7 3BD

what3words: ///posed.slower.skill - brings you to the driveway

## General

**Local Authority:** West Berkshire

**Services:** Mains electricity, water and compliant private drainage. Ground source heat pump.

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

**Council Tax:** Band F

**EPC Rating:** C

\*The stable has approved planning permission for an annexe. 19/02381/FUL

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

**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.

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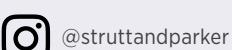
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## Newbury

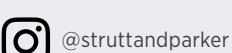
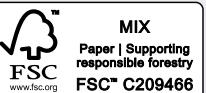
55 Northbrook Street, RG14 1AN

**01635 521707**

newbury@struttandparker.com  
 struttandparker.com



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