

The Ridings, Midgham Green,
West Berkshire



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& Parker

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5,121 sq ft (476 sq m) | Freehold
5 bedrooms | 3 reception rooms
5 bathrooms | Tennis court
Extensive gardens, grounds and managed woodland

Guide price £3,000,000



A substantial and beautifully refurbished country house with exceptional views, extensive accommodation, woodland and tennis court set in approximately 6.4 acres

The Ridings is an impressive country house, believed to date from the 1860s, originally built as the residence of the Land Agent to a local country estate. Set within approximately 6.4 acres of gardens, pasture and woodland, the property occupies an enviable elevated position with outstanding southerly views across the Kennet Valley.

In recent years, the house has undergone an extensive programme of refurbishment and extension, creating a sophisticated and highly adaptable family home which successfully combines period character with the proportions, specification and convenience expected of a modern country house.

The accommodation extends to approximately 4,243 sq ft, arranged over two principal floors, along with a basement/ wine cellar and an independent studio. The principal living accommodation is beautifully presented throughout, with a particularly impressive kitchen, breakfast and family room forming the heart of the house.

An attractive entrance hall provides a welcoming introduction to the property and leads to a number of well-proportioned reception rooms. The drawing room is particularly generous in scale and provides an elegant formal entertaining space, whilst the additional sitting room offers a more intimate setting for everyday family life.

The kitchen/breakfast/family room is undoubtedly one of the principal features of the house. Generously proportioned and thoughtfully arranged, it provides an exceptional contemporary family space, with extensive views across the gardens, pasture and Kennet Valley beyond. The relationship between the house and its surroundings is particularly striking from this part of the property.

The bedroom accommodation is equally impressive, with five well-proportioned bedrooms on the first floor, complemented by high-quality fitted en suite facilities. The principal bedroom suite is especially noteworthy, enjoying a wonderful outlook across the gardens and surrounding countryside and providing a peaceful and private retreat.

Further accommodation includes a study and a number of ancillary areas, together with a basement wine cellar and a detached studio, providing useful flexibility for working from home, hobbies or secondary accommodation, subject to any necessary consents.

Throughout, the refurbishment has been undertaken with considerable care, creating a house which feels both elegant and practical. The original character and proportions have been retained where appropriate, whilst the modern additions have created generous spaces suited to contemporary family living and entertaining.





Outside

The Ridings is approached via a long private driveway which winds through the surrounding fields before arriving at the house and garaging.

The house occupies a central position within its gardens, with broad lawns and areas of pasture extending away to the south. The elevated position affords exceptional views across the surrounding countryside and the Kennet Valley, providing a particularly impressive backdrop to the house.

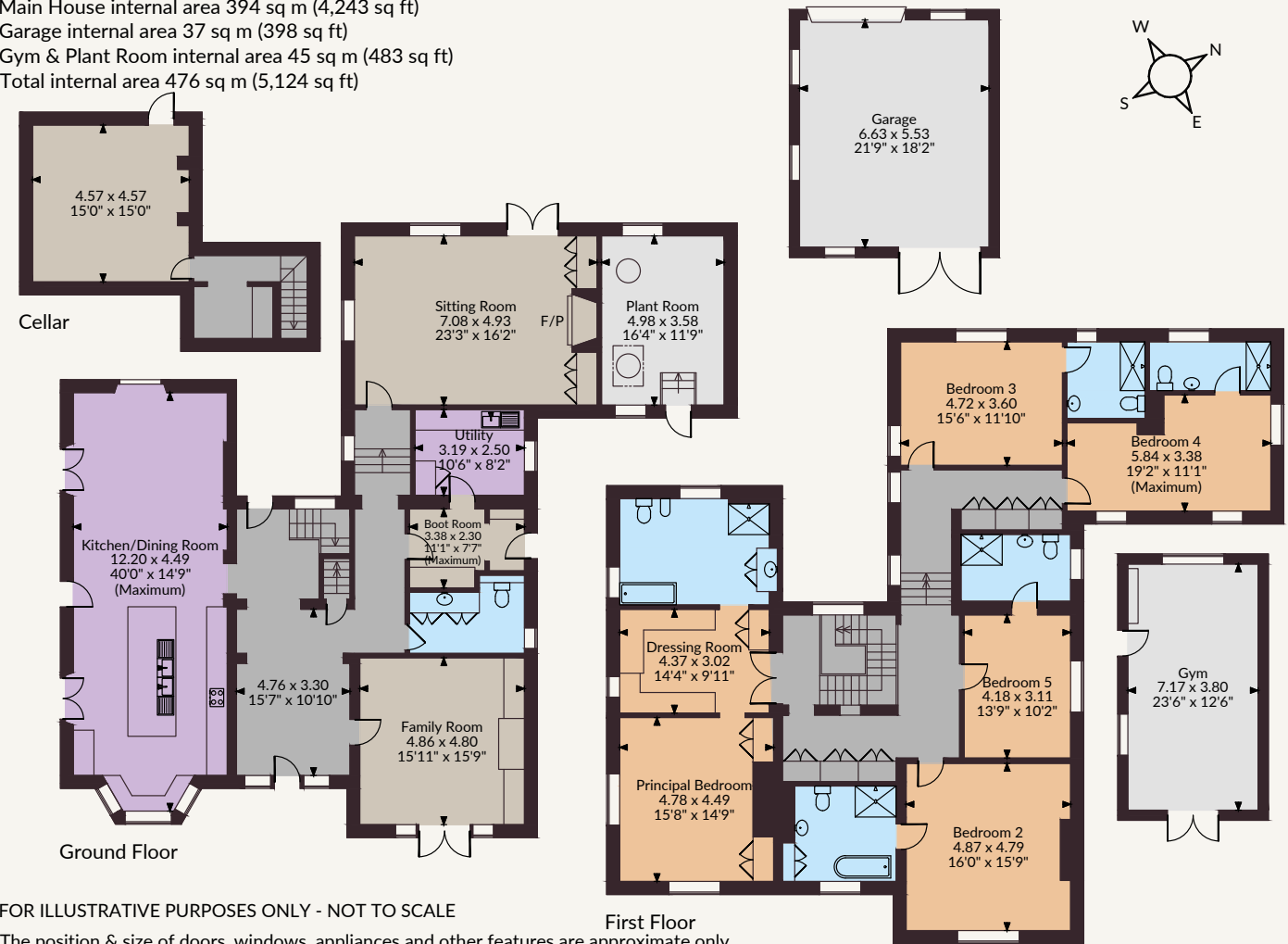
The gardens are well established and mature, with a variety of trees and hedging providing privacy and structure. To the east of the house is a private tennis court, beyond which lies an attractive and substantial area of managed woodland, providing a wonderful area for children to play.

The combination of formal gardens, open pasture, woodland and far-reaching views gives The Ridings a rare sense of space and privacy, whilst retaining convenient access to the surrounding road and rail networks.

In all, the property extends to approximately 6.4 acres.



The Ridings, Midgham Green, Midgham, Reading
Main House internal area 394 sq m (4,243 sq ft)
Garage internal area 37 sq m (398 sq ft)
Gym & Plant Room internal area 45 sq m (483 sq ft)
Total internal area 476 sq m (5,124 sq ft)





Location

The Ridings is situated in the attractive village of Midgham, between Newbury and Reading, surrounded by the countryside of the Kennet Valley. Midgham itself provides a traditional village setting, with a church, village hall and public house, whilst a comprehensive range of shopping, recreational and educational facilities can be found in the nearby centres of Newbury and Reading. The surrounding countryside provides an excellent setting for walking, cycling and riding, with a network of footpaths and bridleways providing access to the wider landscape. The area is particularly well served for schooling, with an excellent selection of both state and independent schools available in the surrounding towns and villages. Communications are excellent. By road, the property is approximately equidistant between Junctions 12 and 13 of the M4, providing convenient access towards London, Heathrow, Bristol and the wider motorway network. Rail services are available from nearby stations, with services to London Paddington taking approximately 50 minutes

General

Local Authority: West Berkshire District Council
Services: Mains services water and electric. Wood pellet central heating. Compliant private drainage
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



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