

The Old Rectory  
Sulhamstead  
West Berkshire



Strutt  
& Parker

Land and property. Since 1885.



8 Bedrooms | 2/3 Bathrooms | | 3 Reception Rooms  
Swimming Pool | Barn | Outbuildings | Stables  
4,723 sq ft (439 sq m) | Approximately 21 acres | Freehold

**Guide price £3,250,000**



A stunning Grade II listed Georgian rectory set in wonderful grounds of approximately 21 acres with swimming pool, stables, barn and outbuildings, and well located for top schools and commuting.

The Old Rectory is a beautiful Grade II listed country house of approaching 5,000 sq ft dating back to 1678, with a fine later Georgian façade. The property was the village Rectory until 1929.

The house sits in comfortable gardens and grounds of over 20 acres and occupies a secluded and delightful position within the village.

The Old Rectory is centred around a fantastic reception hallway with an original Jacobean staircase of gracious proportions and a wonderful flagstone floor. There is a formal drawing room with open fire, large Georgian sash windows and a lovely bay window with French doors to the garden. There is also a dining room with a characterful bay window with French doors and full height side windows to outside. The kitchen is now in need of modernisation and possible enlargement, subject to necessary consents. There is also a utility room and further domestic offices on the ground floor. In addition there is a timber conservatory accessed from the garden. Upstairs there are up to eight bedrooms arranged over two floors.

The house underwent a full structural roof replacement and other work of the Georgian core of the house in 2008 and in 2026 the central heating system was fully upgraded and replaced.

#### Outside

The house is approached via electric iron gates via a sweeping gravel driveway culminating at the front facade, which is clothed in a mature wisteria.

The gardens and grounds at The Old Rectory are fully mature and cushion the house in a lovely green environment. There are impressive mature trees throughout the grounds, including a fine Copper Beech. There are formal gardens arranged in the traditional style of garden rooms and different areas of interest, including a swimming pool garden with stone surround. There is also a traditional greenhouse in need of renovation.

There are extensive paddocks surrounding the property and a large period grade II listed thatched barn which could be converted into something wonderful, subject to the necessary consents.





**Location**

The property is located in the small, semi-rural village of Sulhamstead which has an active local community. The village is surrounded by beautiful Berkshire countryside and is within easy reach of the stunning Chiltern Hills Area of Outstanding Natural Beauty. Sulhamstead is in a prime position for those who need to commute. It is only 3 miles from Theale which provides an excellent, direct service to London, Paddington in less than an hour. Reading is only 7.5 miles away and with the arrival of Crossrail, a direct service to the City is now available. For those who need to commute by car, junction 12 of the M4 is within very easy reach for London or the West Country.

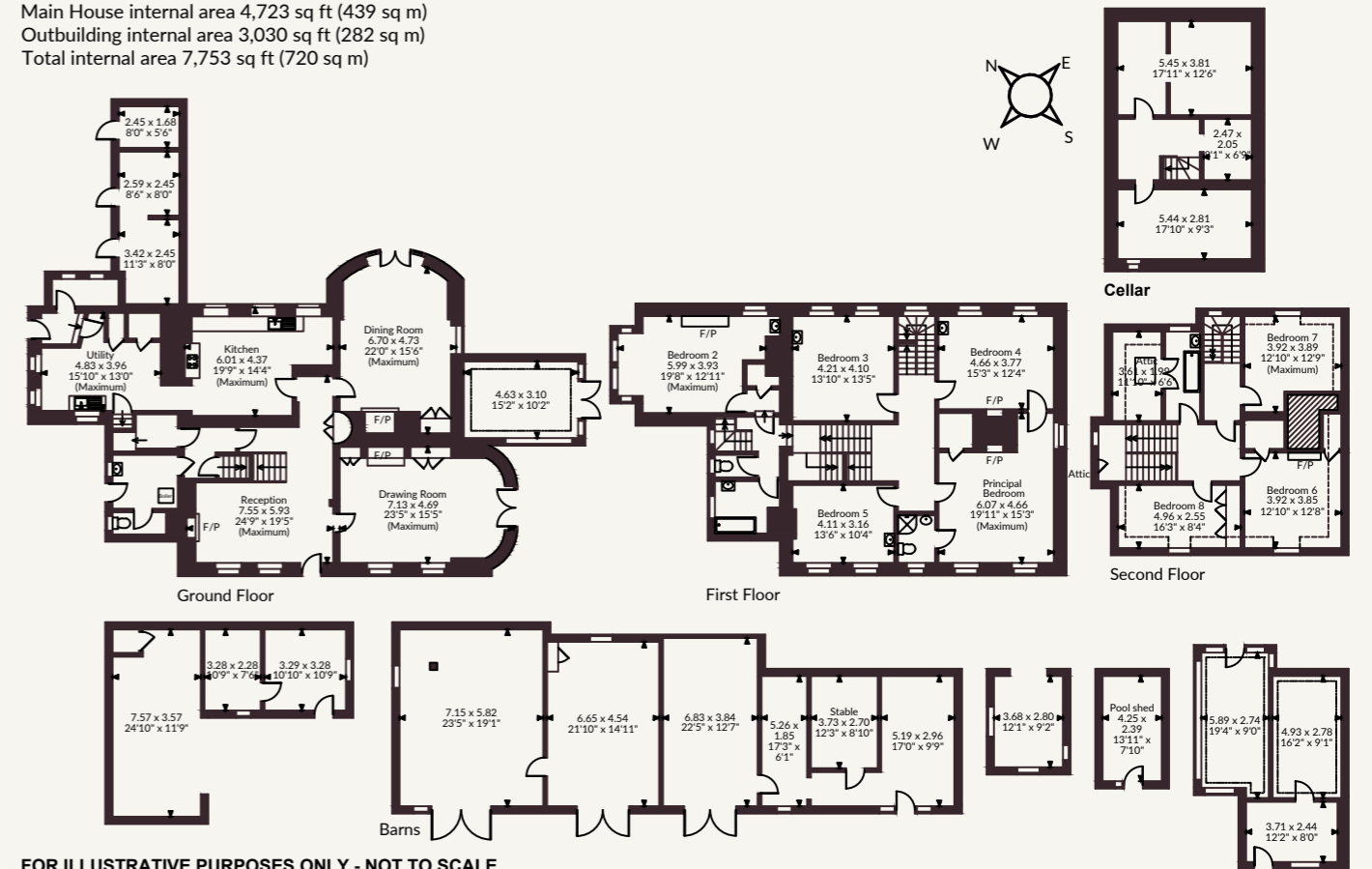
There are plenty of local amenities close-at-hand, in either Burghfield or Theale, both of which have a selection of shops, pubs, restaurants and other facilities, whilst a more comprehensive range of retail, leisure and commercial facilities can be found in nearby Reading.

There is an excellent choice of schools in the area, including Sulhamstead and Ufton Nernet Primary School and Theale Primary School, as well as Elstree, Cheam, Pangbourne College, Bradfield College, Downe House and the Oratory.

Postcode region: RG7



The Old Rectory Sulhamstead Hill, Sulhamstead  
 Main House internal area 4,723 sq ft (439 sq m)  
 Outbuilding internal area 3,030 sq ft (282 sq m)  
 Total internal area 7,753 sq ft (720 sq m)



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 [Symbol] Denotes restricted head height  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8646961/JLW



## General

Local Authority: West Berkshire Council

Services: Mains electricity and water. Oil-fired central heating  
This property has a private drainage system which may not comply with current regulations. Further details available from the agent..

Council Tax: Band G

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

## Agents Note

[There is a public footpath through the large agricultural field.](#)

## National Country House Department

43 Cadogan St, London SW3 2PR

020 7591 2213 | london@struttandparker.com

## Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707 | newbury@struttandparker.com

@struttandparker struttandparker.com

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken 2025. Particulars prepared May 2026.

Strutt  
& Parker

Land and property. Since 1885.