

Lindens
Upper Woolhampton
West Berkshire



Strutt
& Parker

Land and property. Since 1885.



5 reception rooms | 5 bedrooms | 4 bathrooms
Studio with bedroom and bathroom
Gardens | Tennis court | Outbuildings | Squash court
3,647 sq ft | Approximately 10.3 acres | Freehold

Guide price £2,350,000



A wonderful family house set in mature grounds of over 10 acres, including a magical Dell, tennis court and unusual feature of a squash court

Lindens is a characterful, yet valuably unlisted, family house of over 3,600 sq ft with a light and airy feel overlooking incredible grounds punctuated with fine mature trees, including some impressive full sized Wellingtonia Redwoods. The house faces south and has unbroken views over a well-maintained green environment.

There is a welcoming reception hall off which is a large 30ft drawing room with picture windows and sliding French doors onto the garden terrace. There is also a snooker room, with adjoining bathroom, which could also serve as a fantastic children's playroom for younger families. There is a comfortable sized kitchen breakfast room fitted with wooden cabinetry and an Aga range cooker, and with access to a utility room. Close by is a traditional dining room and cosy sitting room.

On the first floor there are five bedrooms and three bathrooms, including the principal bedroom suite of a particularly nice size and southerly aspect over the grounds. All the bedrooms have wonderful views of the surrounding countryside towards the Kennet valley.

Outside

Lindens is approached by a sweeping gravel driveway culminating in a gravel turning circle in front of the main house.

The gardens and grounds at Lindens are of particular note. The house itself is clad in mature wisteria plants and other seasonal scented climbers and there is a garden terrace easily accessed from the hall and drawing room. There is a large flat lawn at the back of the house which provides an open and delightful entertaining and games space for all the family. There is a hard tennis court and most unusually, a squash court with viewing gallery.

A fascinating and most beautiful addition to the grounds is a Dell garden which was once part of the pleasure grounds to Bucklebury Place. This garden area has stunning year-round horticultural interest and has been lovingly restored over the past 30 years. There are carpets of spring bulbs, magnificent azalea and rhododendron shrubberies, naturally fed ponds and cultivated walkways. This is a wonderful place to wander and enjoy the beauty and peace of the spot, or for children to explore and play.

There is an extensive range of outbuildings at Lindens, including garages, two stables, and a one bedroom studio with shower and kitchenette.

There is also a pony paddock to the west side of the house.





Location

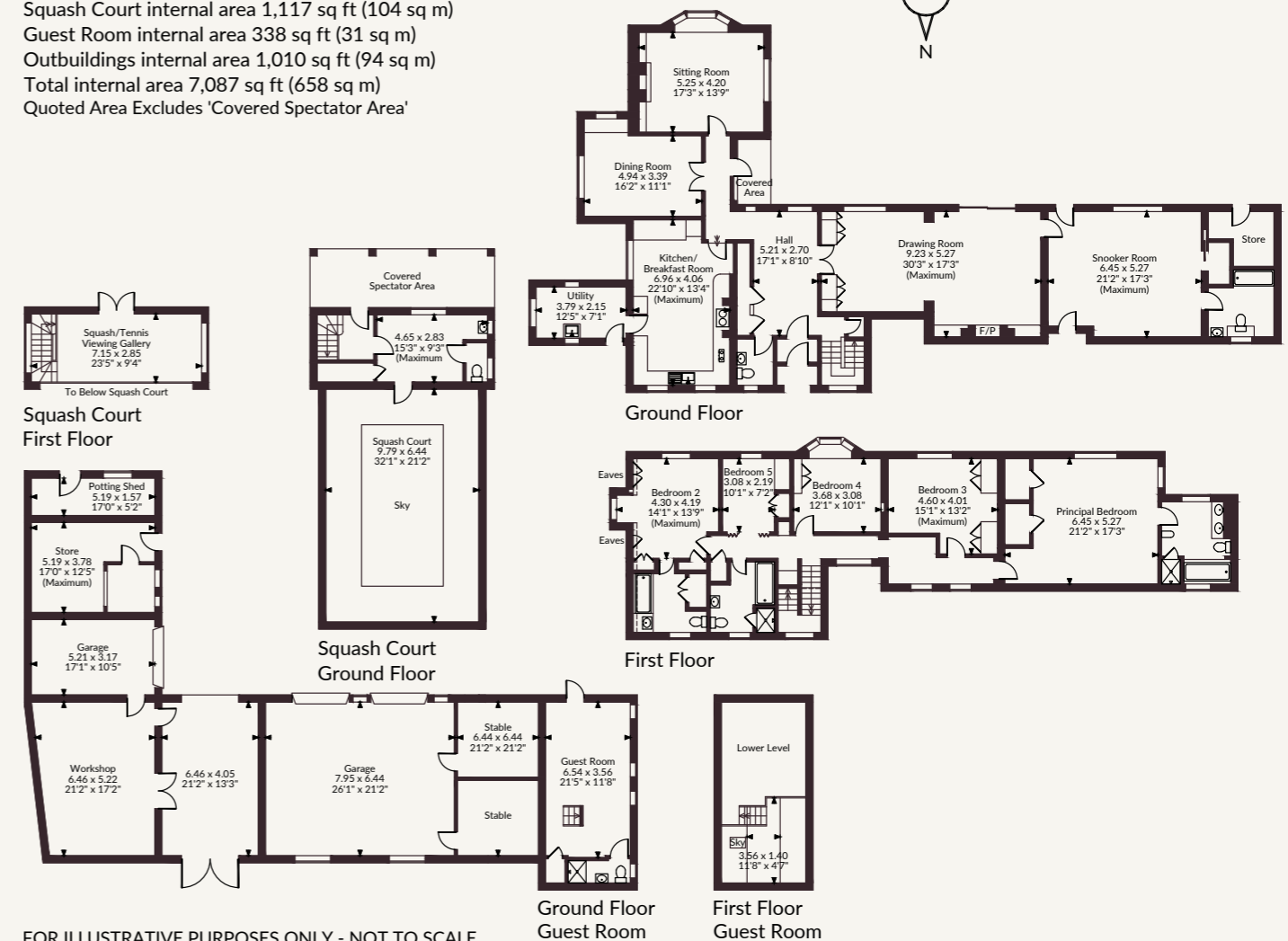
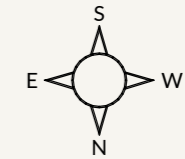
Lindens is set in a peaceful rural position on the edge of the sought-after village of Upper Woolhampton, close to the popular Berkshire towns of Newbury and Pangbourne. The surrounding rolling countryside provides extensive walking and riding opportunities, and the location is also highly convenient for nearby towns and road and rail links. Upper Woolhampton offers a peaceful village environment, and nearby Woolhampton provides a local shop, pub and primary school. There is a popular pub, The Bladebone, and a cafe in nearby Chapel Row, and further amenities can be found in Aldermaston, including local shops. The larger towns of Newbury and Reading provide a comprehensive range of facilities catering for most day to day needs.

Communications in the area are excellent, with easy access to the A4/A34 and M4, and there are fast train services from Midgham, Newbury and Reading into London Paddington. There is a wide choice of highly regarded schools in the area, including Elstree prep school in Woolhampton itself, Cheam, Brockhurst and Marlston House, Bradfield College and Downe House.

Postcode region: RG7



Lindens Upper Woolhampton, Reading
 Main House internal area 3,647 sq ft (339 sq m)
 Garage internal area 975 sq ft (91 sq m)
 Squash Court internal area 1,117 sq ft (104 sq m)
 Guest Room internal area 338 sq ft (31 sq m)
 Outbuildings internal area 1,010 sq ft (94 sq m)
 Total internal area 7,087 sq ft (658 sq m)
 Quoted Area Excludes 'Covered Spectator Area'



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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General

Local Authority: West Berkshire Council

Services: Mains electricity and water. This property has a private drainage system which may not comply with current regulations, further information is being sought.

Oil-fired central heating.

Council Tax: Band H

EPC Rating: E

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



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