

Preview - Due to the market Summer 2015

View property film tour by
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A magnificent house with beautiful grounds and outstanding views, located around two miles from renowned [Wellington College](#) offers invited for the freehold interest

Future Insight – We are previewing details about this exquisite property which is due to go fully to the market in the Summer with an anticipated guide of £4.75m.

The Property

This wonderful property, built in a classic Georgian style and to an exceptional standard utilising beautiful Stock Bricks, bespoke Stonework, Welsh Slates on the roof and the finest double glazed Wooden Sash Windows, is surrounded by countryside yet retains ease of access to London, Heathrow & Gatwick and the M3, M4 & M25 motorways.

Set in wonderful ground of around 5 acres, the total built space approaches 10,000 sq.ft. with the principle house offering accommodation in excess of 8,000 sq. ft.

The Ground Floor

Ground floor accommodation includes a Drawing room, with Snug/library off, Dining room, Sitting room, and a magnificent 37' Kitchen, Breakfast & Family room, Pantry, Boot room and Cloakroom.

The breathtaking reception hall is beautiful, featuring a galleried landing with a circular glass lantern over.

The stunning Kitchen is the heart of the house and is very light courtesy of a large glass lantern over the island and enjoys beautiful views over the grounds and lake beyond. Principally Miele appliances including two ovens, two warming drawers, steam oven, combi microwave, full height fridge, full height freezer with ice maker, large induction hob with pop up extractor and dishwasher.

The Basement Leisure Suite

There is a vast Circulation hall, Cinema, Bar, Games room, Guest Bedroom with en-suite, Gym with Sauna and Shower, a second Cloakroom, Utility and Plant room.

The First Floor

Five bedrooms with a master bedroom suite featuring a bedroom, bathroom, his & her dressing rooms and a balcony, there are a further three bedroom suites and a family bathroom.

Design

The stone columned portico provides access to the Entrance hall which in turn leads into a reception hall which features a galleried landing with a circular glass lantern over.

The elegant exterior is matched internally with all the rooms being of excellent proportions and tastefully decorated. The standard of finish throughout the house is exceptional with marble floors to the principle circulation areas, bespoke plaster cornice, stone and marble fireplaces and solid doors with chrome fittings.

Whilst classic in design the property is state of art in other areas by achieving and exceeding the latest levels in insulation and heating efficiency, professional lighting design, extensive audio, TV and data arrangement showcased by the cinema with its 3m screen and surround sound. Security is catered for by both alarm and cameras in and around the house and electric gates.

Outside & Situation

In addition to the house there is a studio barn that provides a variety of option uses, a three car garage, work shed with gardener's WC and a granary. There is extensive parking, beautiful but low maintenance gardens and grounds that includes a golf green, all of which extend to approximately 5 acres.

Well situated within four miles of the historic market town of Wokingham, the larger regional centres of Reading and Basingstoke are both within easy reach and provide extensive retail and leisure facilities, with the well known Oracle and Festival Place complexes at their heart.

The property is also well placed for the commuter with both the M3 and M4 motorways within easy reach, providing easy access to the Thames Valley corridor and motorway networks. Mainline stations at Reading, Basingstoke, Hook and Fleet provide fast and regular rail services to London Paddington and Waterloo respectively.

There are a good number of excellent schools within the area including internationally renowned [Wellington College](#) which is about two miles distant. [Luckley House](#), [Holme Grange](#), [Eagle House](#), [St. Neot's](#) in Eversley and [Yateley Manor](#) are all excellent considerations. Located around thirty seven miles from central London, nearby exceptional road, rail, and air travel facilities within easy reach of this beautiful house.

The Ground Floor









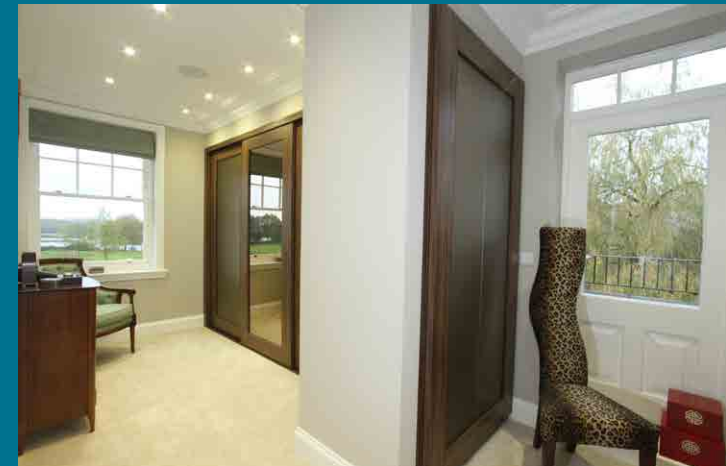


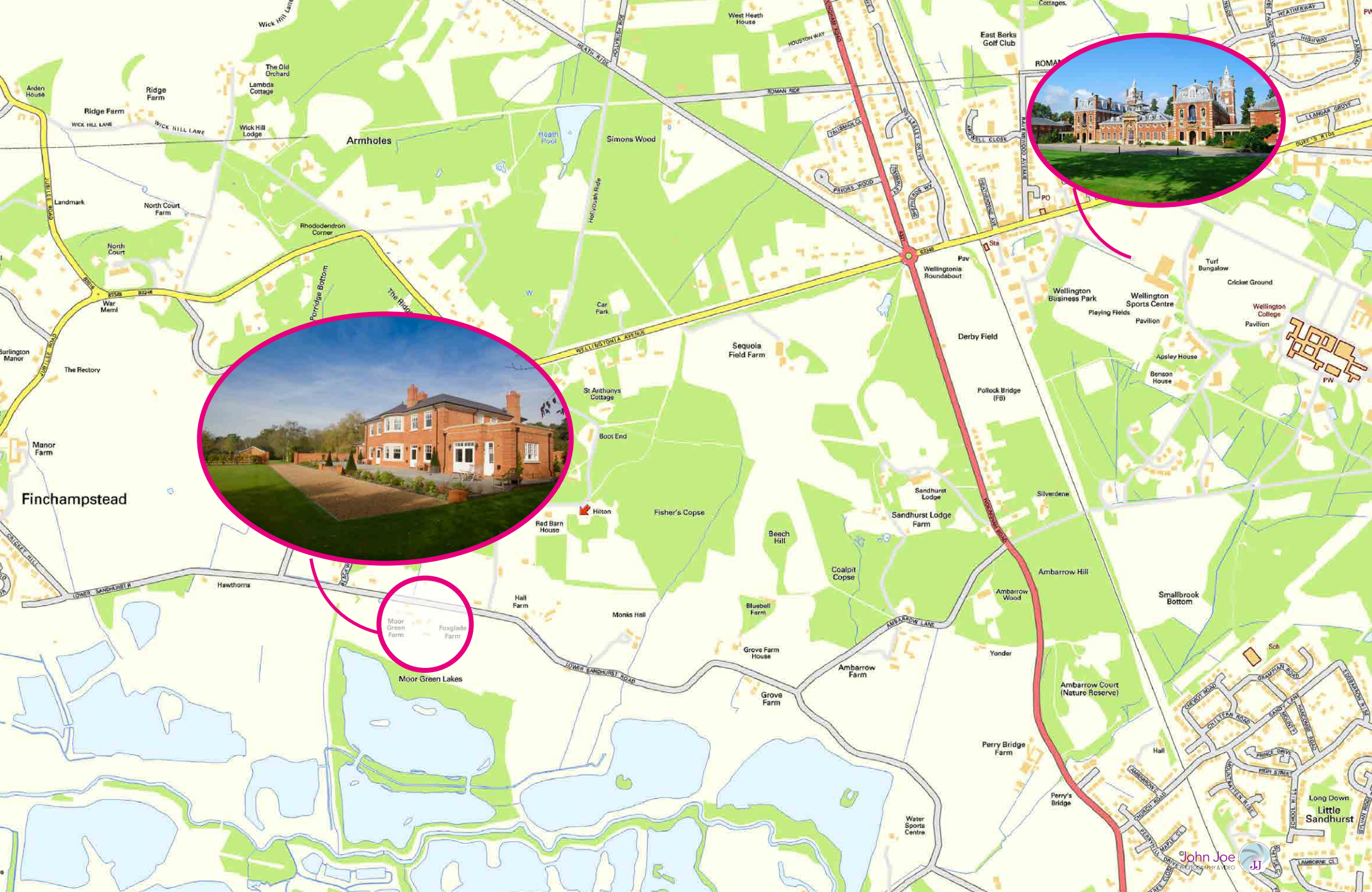
The Basement Leisure Suite





The Master Bedroom Suite







Directions (From Hartley Wintney) - Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 842100

Services
Mains electricity water, and private drainage.
central heating
EPC Rating - C79

Local Authority
Wokingham Borough Council
Tel: 0118 974 6000

McCarthy
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This is particularly important if you are contemplating travelling some distance to view the property.