



Main House

Detached bungalow/ annexe

Home Farm • Soper's Lane • Padworth

A substantial detached farmhouse, together with a detached annexe, offering extensive equestrian facilities, set in 40 acres of pastureland.

Main house: 2,841 sq ft / 264 m²
Detached annexe: 355 sq ft / 33 m²
Outbuildings: 9,642 sq ft / 879 m²
Grounds: Extending to 40 acres / 16 hectares

Aldermaston train station 2 miles • M4 (Jnc 12) 5 miles • Heathrow (approx. 40 mins by car)
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





A substantial 6-bedroom, 4 bathroom detached farmhouse, together with a detached 1-bedroom bungalow annexe. Set in a wonderful location, surrounded by 40 acres of pastureland, overlooking rolling, lightly wooded, countryside.

Home Farm has extensive equestrian facilities including 2 Manège, 30 loose boxes, 2 agricultural barns, and a number of timber outbuildings, tack rooms, feed stores, and was previously a DIY livery yard.

This is a wonderful family home and could also be an exciting business opportunity. The farmhouse probably started life as a Victorian cottage and has had a number of additions and alterations over the years. It lies well back from the lane with a long driveway access, and the property and its stable blocks are centrally positioned.

Padworth is a hamlet and common located within the Kennet Valley and conveniently positioned for commuting, and well-served by amenities. The property is just a few minutes' drive from Aldermaston village, with its local shops and services. Aldermaston train station is 2 miles away, and with services to Reading, London Paddington and Newbury.

Special features:

- Excellent equestrian facilities
- Sitting room 1 is double aspect giving lovely views over countryside, with French doors opening onto the garden terrace and has an open fire
- 6th bedroom on the ground floor, with ensuite shower room. Has its own access door/entrance hall, and could be used as an office/annexe
- Kitchen/breakfast room has lovely views over the stables and surrounding countryside
- Bungalow annexe lies adjacent to the main driveway access. Gardens laid to lawn with a small summer house. Replacement primary double glazing. Car parking area to the front
- First floor has 5 bedrooms and 3 bathroom/shower rooms, all with wonderful far-reaching views
- A number of the windows have been replaced with primary double glazing

Summary of accommodation:

Main house: Reception hall, 2 sitting rooms, dining room, bedroom with ensuite bathroom to ground floor, utility room, laundry room, kitchen/breakfast room, WC. 5 bedrooms, 2 ensuite bath/shower rooms, family bathroom.

Annexe bungalow: bedroom, sitting room/kitchen, bathroom.

2 agricultural barns, a number of timber outbuildings, tack rooms, feed stores, timber stores, and garage.



Gardens & Grounds. 40 acres of pastureland. Equestrian facilities to include 2 Manège, 30 loose boxes, tack rooms, feed stores. Gardens are mainly laid to lawn, greenhouse, and garden store. Hard standing and parking for a number of cars. Garage.

Local Facilities: A delightful rural setting but with the benefit of excellent commuter links. Nearby amenities can be found in the neighbouring villages of Theale and Aldermaston. Mainline train stations at Aldermaston Wharf and Theale connect quickly to Reading and London Paddington (Elizabeth Line).

This semi-rural location offers opportunities for country pursuits, cycling, horse riding, and scenic walks on Padworth Common's nature reserve and along the Kennet & Avon Canal.

Schools: Theale Green School and the highly regarded Kennet School in Thatcham (6.5 miles). The area is well served with highly regarded schools including local state primary and nursery schools, and independent schools such as Bradfield College, Pangbourne College, Brockhurst & Marlston, Elstree and Downe House.

Post Code: RG7 4NP **What3words:** viewing.warblers.tape

Tenure: Freehold

General:

Main House: Oil fired central heating/HW

Bungalow: LPG central heating/HW

Mains electricity, water

Septic tank drainage

Water Softener to main house

Main House broadband connected FTTC

Annexe broadband connected FTTC

Main house is constructed of red and blue brick in the Victorian style under a tiled roof

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating: E

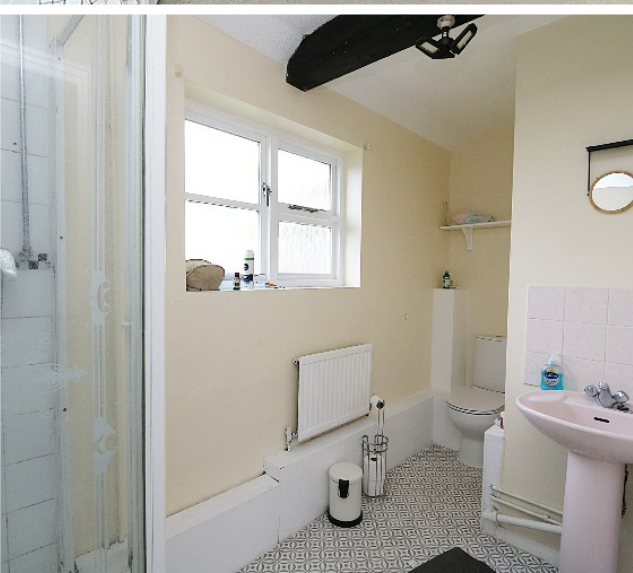
Local Authority & Council Tax Band: West Berkshire, Band G

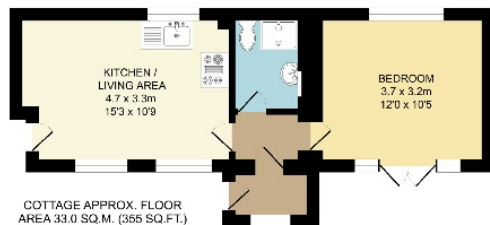
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.



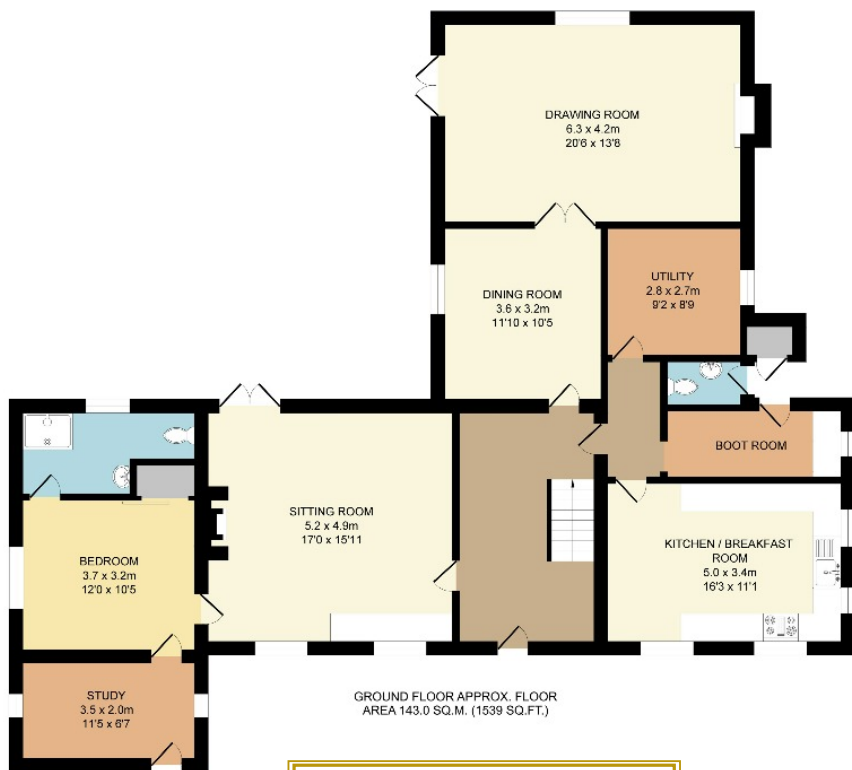


Dudley
**Singleton
& Daughter**
The Country Agent





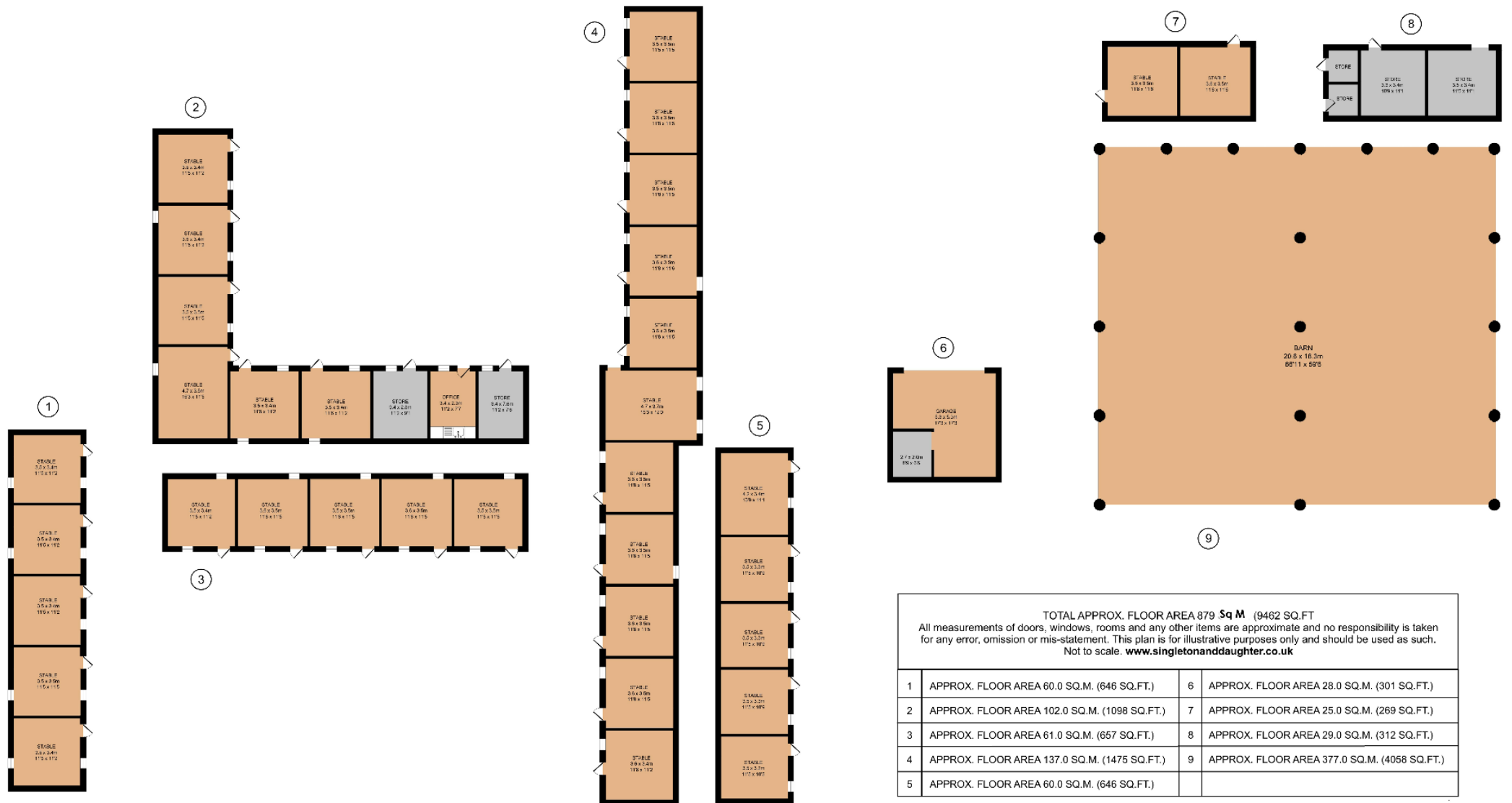
MAIN HOUSE APPROX. FLOOR AREA 264.0 SQ.M. (2841 SQ.FT.)
COTTAGE APPROX. FLOOR AREA 33.0 SQ.M. (355 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.
www.singletonanddaughter.co.uk



IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
0118 984 2662