

Ruscombe Grange

Ruscombe, Reading, Berkshire



A handsome Edwardian country house with contemporary and traditional elements, set privately within the village's Conservation Area and standing in 0.7 acres of well-stocked gardens.





Ruscombe Grange Ruscombe, Reading, Berkshire RG10 9UB

Mileages

Henley-on-Thames – 6.1 miles; Wokingham – 5.9 miles;
Reading – 6.7 miles; Twyford Station – 0.9 miles (London
Paddington – 27 minutes); Central London – 34.9 miles;
Heathrow Airport – 20.4 miles (Distances are approximate)

Accommodation

Main House

Ground floor – Entrance hall, drawing room, dining room,
kitchen/family room, study, garden room, utility room, spiral
wine cellar, inner hall, cloakroom

First floor – Master bedroom with dressing room and en suite
bathroom, three further bedrooms, family bathroom

Second floor – Two bedrooms, shower room

Annexe

Ground floor – Sitting/dining room, kitchen, shower room

First floor – Three bedrooms

Outside

Driveway, landscaped front and rear gardens, summer house

In all around 5,553 sq ft 0.7 acres

The House

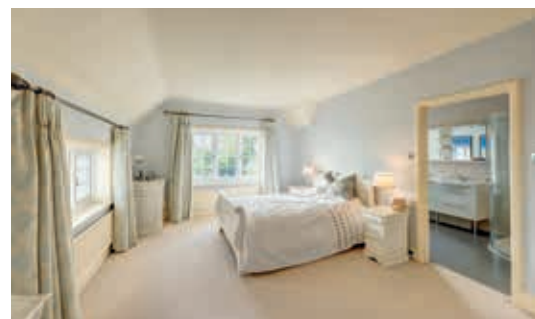
Ruscombe Grange is a fine Edwardian house built in 1905 on classical lines, featuring an imposing triple gable to the garden elevation which creates an attractive sense of symmetry and grandeur. Many of the rooms are double aspect which, combined with high ceilings, mean that the house is well lit giving an airy and spacious feel. The entrance hall leads to a large contemporary kitchen/family room which represents the heart of the house and the natural place for the family to congregate. It features a breakfast bar/island as well as a gas-fired Aga and companion stove. Bi-fold doors open onto a terrace beyond the kitchen. The dining room is dual aspect and the drawing room has a working fireplace as well as two pairs of French doors leading to the terrace and garden dining area. The study and garden room are reached via the inner hall and the garden room has sliding doors on two sides, capitalising upon the beautiful views over the stone terrace and lawns beyond. The utility room is equipped not only with ample storage cupboards but also with a state-of-the-art cylindrical wine cellar.

The master bedroom on the first floor is generous in size and extends to an en suite bathroom and capacious dressing room. Ruscombe Grange is home to a wealth of period features including the three decorative fireplaces in the other bedrooms on the first floor, evoking the property's history. These three bedrooms are served by the family bathroom. There are two further bedrooms and a shower room on the second floor.

Guest Annexe

A self-contained annexe adjoins the main house. Access can be gained either from the main house or externally through a separate front door, enabling guests and family to retain their privacy. Accommodation is provided on two floors and comprises a sitting/dining room, kitchen and bathroom on the ground floor and the master bedroom with views across the countryside and two further bedrooms on the first floor. There is a separate parking area for the guest annexe as well as a private terrace beyond the kitchen.





Landscaped Gardens and Grounds

Ruscombe Grange sits in a discreet location at the edge of the village and the gardens are both well-established and lovingly maintained with a profusion of year-round colour. There is a contemporary Swedish cabin hidden in the gardens; the current owners have been using it as a gym but it could be put to many different uses. Additionally, there is ample parking space for several cars at the front of the Grange.

Historic Village and Country Life

Ruscombe Grange is set in the long-established Conservation area of the village around the medieval church of St James the Great. The rural village and civil parish of Ruscombe is located to the east of Twyford in the Borough of Wokingham in Berkshire. The property is ideally situated for commuting to London with the A329M readily accessible. Connecting with the M4 motorway, it offers access to London Heathrow and the West Country network. There are also fast trains from Twyford into the City. Crossrail is due to arrive in late 2019.

Twyford offers a range of shopping facilities with a large Waitrose in the town centre along with a good selection of independent shops and boutiques. Further amenities can be found both in Henley-on-Thames and Reading. The area is very well served for schooling such as Dolphin, Blue Coat, Kendrick, The Abbey, Queen Anne's and Lambrook. The surrounding countryside is ideal for country pursuits, including racing at Ascot and Windsor; polo at Smiths Lawn and The Royal Berkshire; golf at a variety of local courses including Sunningdale and Wentworth and there are numerous bridleways and footpaths for riding, cycling and walking.

Local Authority – Wokingham Borough Council. 0118 974 6000

Tenure – Freehold

Features and Services – Mains gas, water and electricity. Gas Aga. Private drainage. Largest sewerage treatment system. Underfloor heating in kitchen and master bathroom.





The Prime and Country House team would be delighted to show you around this property.

Prime and Country House Department

0207 493 8222

primeandcountryhouse@hamptons-int.com

Henley-on-Thames Sales

01491 699924

14 Hart Street, Henley-on-Thames,
Oxfordshire, RG9 2AU

henley@hamptons-int.com

Hamptons International Head Office

UK House

180 Oxford Street

London W1D 1NN

hamptons.co.uk



Ruscombe Grange

Approximate gross internal area. Main house = 3,993 sq ft / 371 sq m, Annexe = 1,324 sq ft / 123 sq m, Summer house = 236 sq ft / 21.9 sq m, Total = 5,553 sq ft / 515.9 sq m



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, United Kingdom House, 180 Oxford Street, London W1D 1NN

