

The Manor House Padworth Common, Berkshire





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Padworth Common, Berkshire

Wonderful family life

Basingstoke 11 miles, Reading 8 miles, Tadley 4 miles, Mortimer 2 miles,
M4 (Junction 11) 7 miles, M3 (Junction 6) 11½ miles, London Waterloo via
Basingstoke Station 45 minutes, London Paddington via Reading Station 28 minutes.
(All distances and times are approximate)

Reception hall • Cloakrooms • Drawing room
Dining room • Study/bedroom 7 • Sitting room
Conservatory • Family room • Kitchen/breakfast room
Boot room • Utility room • Principal bedroom with
bathroom and dressing room • 5/6 further bedrooms
3 further bathrooms • Snooker room • Magnificent
indoor swimming pool with changing rooms
Integral triple garage • Stable yard comprising 4 loose
boxes, tack room, feed and hay store, all weather manège
Attractive mature gardens and grounds • 3 paddocks
and common land

In all about 2.16 hectares (5.35 acres)



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Situation

The Manor House is situated within Padworth Common, which lies on the Hampshire/Berkshire borders. Within Padworth Common there is a public house, with local amenities including bank, doctor's surgery, dentist, post office and schools available in the nearby village of Mortimer. More extensive shopping, recreational and

educational facilities can be found in Newbury, Basingstoke and Reading. There is excellent access to London via mainline stations at both Basingstoke and Reading as well as a branch line station in Mortimer. The M4 and M3 motorways are also easily accessible providing road access to central London, the South Coast and linking with the national motorway network for

Heathrow and Gatwick Airports via the M25. There are many highly regarded schools within the area including Cheam, St Gabriel's, Downe House, Horris Hill and Bradfield. The surrounding countryside provides some excellent walking and riding, some of which is within the ownership of the Englefield Estate, from which a permit may be obtained to gain access to ride upon the estate.



Aga, together with a built-in microwave, De Dietrich refrigerator and space for a dishwasher. There is ceramic tiled flooring throughout the kitchen. Additionally, there is a walk-in larder in the adjacent rear hall, which also provides access to the boot room, with a connecting door through to the 3-bay garage. The utility room also has Smallbone fitted cupboards, as well as granite work surfaces and a butler's sink. There are built-in Miele appliances and to one wall there are three floor to ceiling wine coolers.

On the first floor the accommodation comprises master bedroom with a bay window overlooking the garden. Adjoining and approached through an arch is a small dressing area and bathroom beyond, with panel bath, WC, wash basin and shower. Adjacent to the master bedroom there is an additional dressing room. There are six further bedrooms, the majority of which have built-in wardrobes and they are served by two fully fitted

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The Manor House is believed to date back to the 1700s and was extensively enlarged and altered by the Edwardians', with further alterations being carried out by our clients in the late 1990s. The house is constructed of brick elevations with wooden casement windows beneath a clay tiled roof. The house offers first class family accommodation with well proportioned principal south facing reception rooms with open fires. In addition there is a sitting room which has an open fire and opens into the Amdega conservatory, which in turn opens to the garden and to the family room which lies adjacent to the kitchen. The kitchen is well fitted with a range of Smallbone painted floor and wall cupboards, including glazed fronted glass cupboard with plate rack. Over the floor cupboards there are granite work surfaces, into which is set a deep glazed sink. There is a 4-oven oil fired





bathrooms. The snooker room is accessible from the first floor, as well as an internal staircase which leads to the outside.

Indoor swimming pool

Adjacent to the drawing room is the magnificent indoor

swimming pool, with its Jacuzzi area, water slide and electronically operated cover. The pool and surround are fully tiled, with an attractive bay to one end providing a seating area, with one of four pairs of doors opening to the garden. There is a changing room, within which is a shower and WC.

Stables and garaging

The stable yard comprises four loose boxes, tack room and open fronted feed and hay store. Immediately adjacent to the stables is a manège with a sand and rubber surface. The integral triple garage has electric doors.



Gardens and grounds

The attractive mature formal gardens lie to the south of the house, with broad areas of lawn leading from a large paved terrace with banks of azaleas and rhododendrons as well as other well stocked flower, shrub and herbaceous beds and small ornamental fish pond. The rear elevations of the house adjacent to the terrace are adorned by a magnificent mature wisteria. The front of the house is approached via wrought iron electric gates which open to a large gravel and parking area for several cars. Beyond the formal gardens lie the paddocks, all of which are post and rail, and also includes a small turnout/starvation paddock. The paddocks may also be accessed via a right of way to the north. The remainder

of the grounds form part of Padworth Common and are divided from the formal grounds by mature holly hedging and fencing.

Services

Mains water and electricity. Shared private drainage. Oil fired central heating.

NB. A footpath crosses the common land at the front.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc, are

specifically excluded but may be made available by separate negotiation.

Local authority

West Berkshire Council
01635 42400
www.westberks.gov.uk

Council tax

Band H

Postcode

RG7 4QG

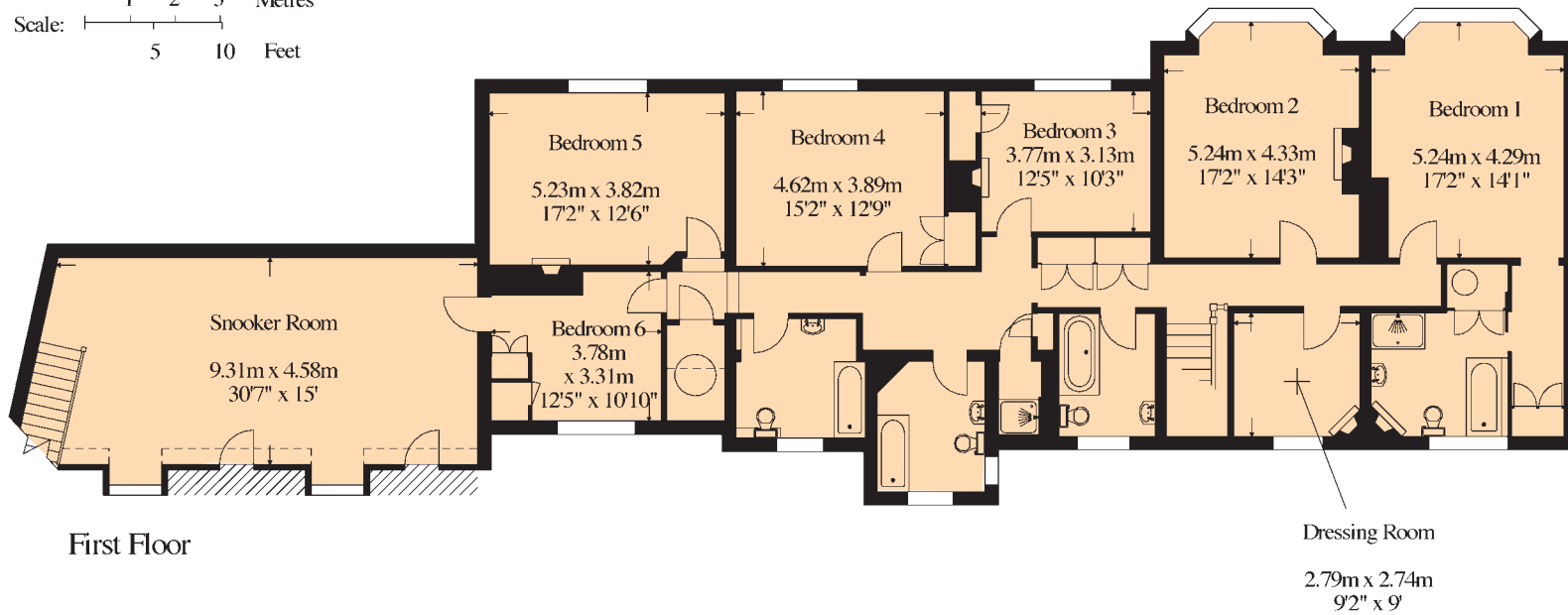


Approximate gross internal area

698.3 sq.m. 7517 sq.ft.



Scale: 1 2 3 Metres
5 10 Feet



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
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<small>Not energy efficient - higher heating costs</small> <small>EU Directive 2002/91/EC</small>		<small>Not environmentally friendly - higher CO₂ emissions</small> <small>EU Directive 2002/91/EC</small>																													



Directions

From M4 (Junction 12) proceed west on the A4 signposted towards Theale and Newbury. After approximately 2 miles turn left beside The Spring Inn and cricket pitch, signposted to Sulhampstead. Proceed through Sulhampstead and Ufton Nervet and after passing through an area of woodland turn right at the T-junction, signposted towards Tadley. Proceed past The Round Oak Public House on your left and the drive to The Manor House will be found after 100 yards on the left.

Viewing

Viewing by prior appointment only with the Agents.



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