

HALL COURT

MIDGHAM GREEN • WEST BERKSHIRE







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A handsome Grade II listed Early Georgian house set in 7.5 acres of garden and parkland in an accessible rural location

M4 (junction 12) 6.5 miles • Newbury 7 miles • Theale 6.4 miles (London Paddington from 39 minutes)
Reading 11 miles (London Paddington from 27 minutes) • Central London 52 miles • Heathrow Airport 36.8 miles

Entrance/Reception hall • Drawing room • Dining room • Sitting room • Family room
Kitchen/breakfast room • Boot room • Laundry room • Larders • 2 Cloakrooms • Wine cellar • Boiler room

Master bedroom with adjoining bathroom and dressing room • 7 further bedrooms • 5 further bathrooms (3 en suite)

Attached coach house with stables and garaging • 1st floor open plan flat • Brick stable block

Gardens • Paddocks • Parkland

Approx. 9,000 sq ft of accommodation in total

About 7.5 acres (3.06 Hectares)



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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

Situation

Hall Court is located in pretty countryside between the West Berkshire villages of Midgham Green and Woolhampton. Woolhampton offers a range of local amenities including two public houses, a primary school, shop and a station on the Newbury-Reading train line (London Paddington from 55 minutes).



Thatcham offers a range of amenities including a Waitrose Supermarket. The market town of Newbury is 7 miles to the West, offering a wider range of shops and services including a Cinema and John Lewis. Reading is 11 miles to the East and has a fast train service to London Paddington, taking from 27 minutes. The A4 (Bath Road) gives excellent access to the M4 (Junction 12) for London, Heathrow Airport (approximately 45 minute drive) and the wider motorway network.



There are many well-regarded schools in the area, including Elstree Preparatory School in Woolhampton, Brockhurst and Marlston House, Horris Hill, Cheam, Downe House, Pangbourne and Bradfield College, to name but a few.



West Berkshire is known for its wide range of leisure and sporting facilities including racing at Newbury and Ascot, hunting with the Vine and Craven, fishing on the River Kennet and excellent local shooting. The renowned Watermill Theatre is located at Bagnor near Newbury.





Hall Court

Situated in an elevated setting with far-reaching rural views, Hall Court is a substantial Grade II listed former vicarage. The present house is understood to date from the early 18th Century, with a date stone attributed to 'Nathaniel Collins, 1721' but the property can be identified as 'Hall Court Manor' as far back as the 13th Century. It then passed through various families before

becoming the vicarage in 1804.

Hall Court has recently been the subject of an extensive scheme of renovation and improvement, under the care of Boshers Master Builders, and is now an exceptional family home. The property perfectly combines elegant Georgian proportions and character with open plan space and high-tech amenities, ideal for a modern family.

Of particular note are oak floors, with under floor heating throughout the ground and first floors, new and restored sash windows and an integrated Sonos music system. The current owners have also installed an air-source heat pump, 3-phase electricity and a Redcare alarm system. The house is soon to be connected to ultrafast fibre broadband.

The formal reception rooms are predominantly to the south and west and include a double drawing room with shuttered French doors and a large bay window, a south-facing sitting room and a half-panelled dining room. Each room features a fine marble fireplace and there is beautiful decorative cornicing throughout.

The informal living space is centred around a fantastic Smallbone kitchen breakfast room with a large dining area and an adjoining family room. There is an electric 4-oven Aga, Quooker hot water taps and a spacious walk in larder. Beyond the kitchen is extensive utility space including a back hall/boot room, cloakroom, laundry and access through to the coach house and first floor staff flat.

Over the first floor there is a master bedroom with a dressing room and large en suite bathroom, a principal guest room with en suite bathroom, three further bedrooms (one en suite) and a family bathroom. A secondary staircase gives direct access from the kitchen.

The second floor provides further charming bedroom space, ideal for guests or teenagers. There are three bedrooms, two bathrooms (one en suite) and an office/store room.

There is an extensive cellar with wine storage and a plant room.



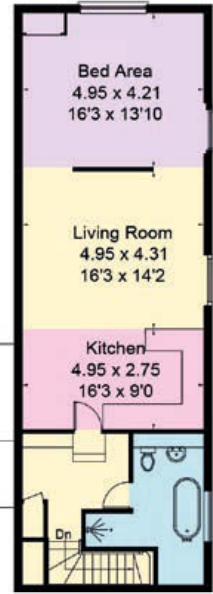
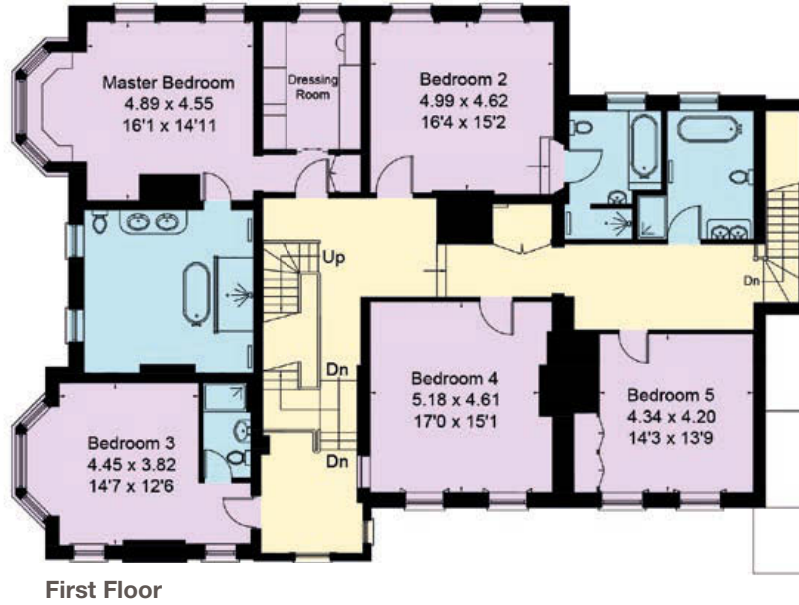
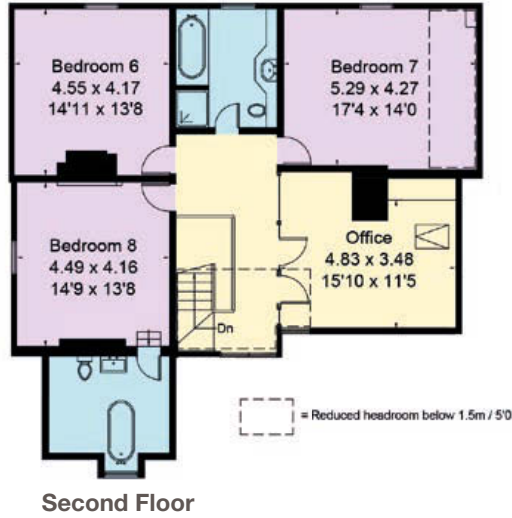




Staff Flat

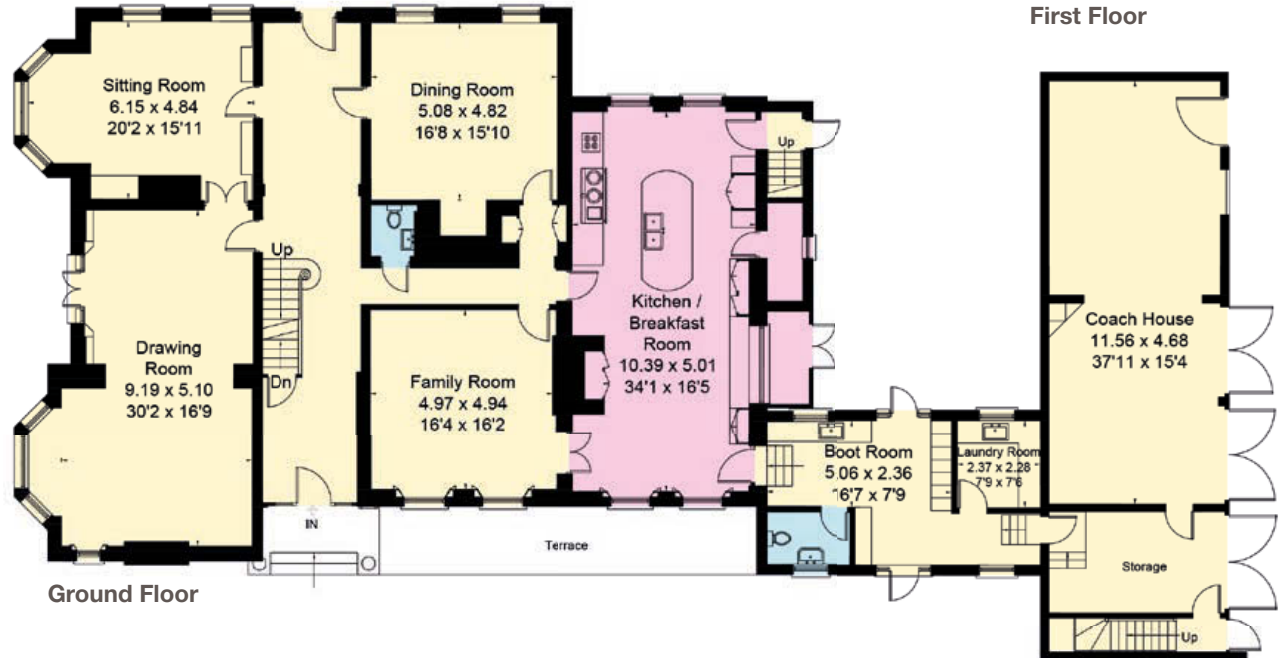
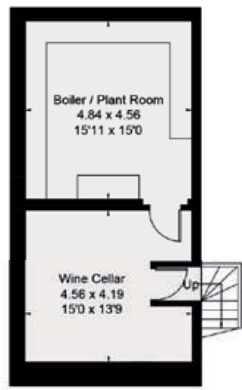


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



Approximate Gross Internal Floor Area

Hall Court = 692 sq m / 7449 sq ft
 Coach House = 151.6 sq m / 1632 sq ft
 Total = 843.6 sq m / 9081 sq ft



Coach House - Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



**Total area =
7.49 acres approx.**

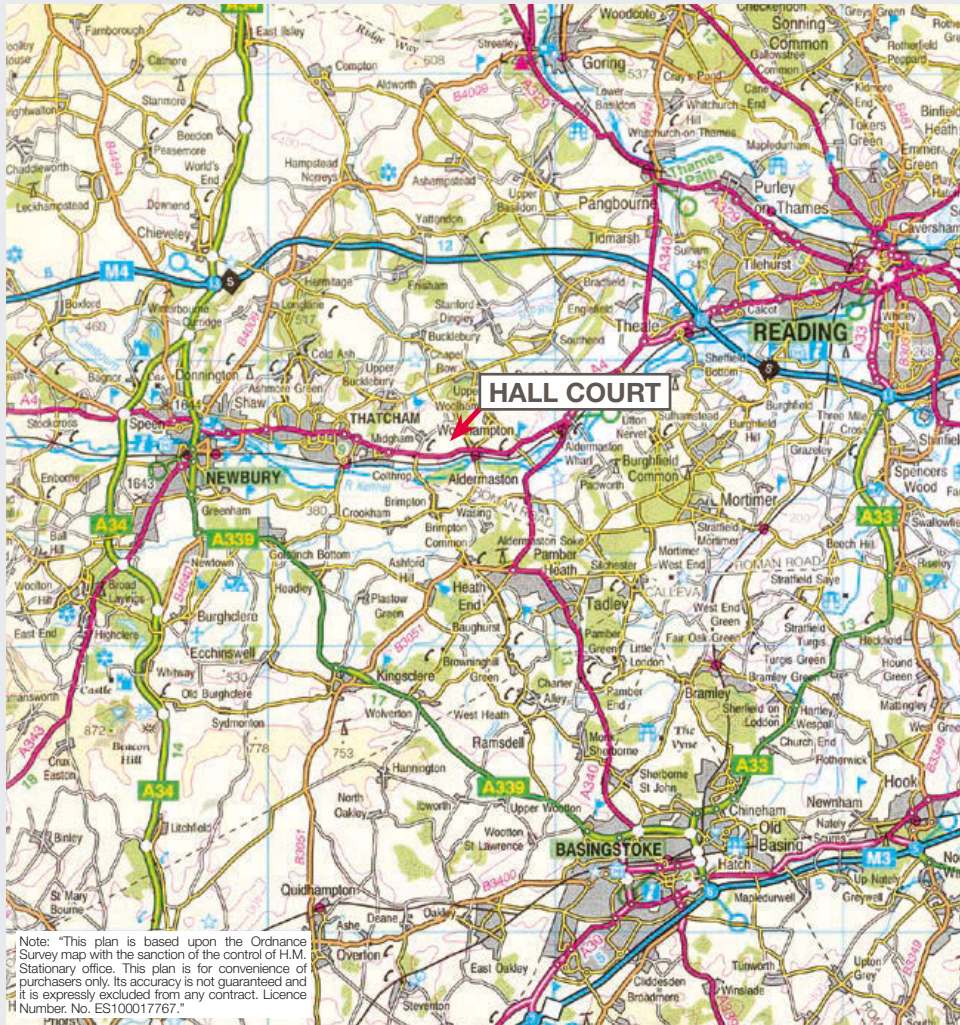
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Title **Hall Court**

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Outbuildings and flat

Attached to the house is a period coach house, currently providing stables and garaging on the ground floor and a first floor staff flat. There is significant scope, subject to the necessary planning permission, to convert the ground floor into a games room or gym. The first floor flat is laid out as a large studio room with a kitchen and bathroom.

A further traditional brick stable block currently provides two loose boxes and may also have scope for a range of uses, including a home office.

Garden and grounds

Hall Court has a wonderful approach with an electric five-bar gate opening onto a sweeping gravel driveway which leads up through the grounds to the front of the house. A spur drive continues behind the stable block to access the coach house.

Immediately to the front of the house is a formal garden with a lawn below. The parkland beyond features some beautiful oak trees and slopes away to the south and east giving wonderful far-reaching views. It is currently divided into post and rail fenced paddocks, each with a water supply.

The main lawns are found to the south, with a terrace adjacent to the house and further far-reaching views over parkland and paddocks to open countryside beyond.



At the western side of the property is a sheltered, part walled garden with an extensive dining terrace, kitchen garden and a courtyard accessed from the boot room and kitchen.

Services

Mains water and electricity. Klargester waste system.

Local Authority: West Berkshire Council: 01635 42400

Fixtures and Fittings: Those items mentioned within the sales particulars are included in the freehold sale, all other fixtures, fittings and furnishings including garden statutory are expressly excluded. Certain such items may be available by separate negotiation. For further information, please contact either of the selling agents.

Viewings: All viewings are strictly by appointment through Savills or Knight Frank.

Directions (RG7 5TX)

From London take the M4, leaving the motorway at junction 12 (signposted Bath Rd/A4 and Theale). At the roundabout take the first exit onto Bath Road and follow the road for approximately 6 miles, coming into the village of Woolhampton. After passing The Angel on your right hand side take the second right onto New Road Hill (signposted Midgham Green and Bucklebury). Follow the lane for approximately ½ mile and the driveway for Hall Court will be seen on the left hand side.

