

# WESTRIDGE MANOR

WESTRIDGE GREEN • BERKSHIRE











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*An exceptional 18th century Manor house with wonderful gardens*

Aldworth 1 mile • Streatley 2 miles

Goring 2.5 miles (London Paddington from 57 minutes) • Pangbourne 6 miles

Theale/M4 (J.12) 10 miles • M4 (J.13) 10 miles • Newbury 12 miles

Reading 12 miles (London Paddington from 26 minutes)

Distances and times approximate

Reception hall • Drawing room • Dining room • Sitting room

Study • Kitchen/breakfast room • Larder • Utility room

2 cloakrooms and cellar

Master bedroom with bathroom and dressing room/bedroom 2

5 further bedrooms • 2 further bathrooms

Garaging • Stabling • Granary • Tractor shed • Wood shed • Greenhouse

Delightful formal gardens with swimming pool,  
pool house and tennis court • Paddocks

Approximate gross internal area: 6,442 sq.ft.

Manor House: 4,874 sq.ft. • Garage and Outbuildings: 1,568 sq.ft.

**In all about 3.88 acres**



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 text.



## Westridge Manor

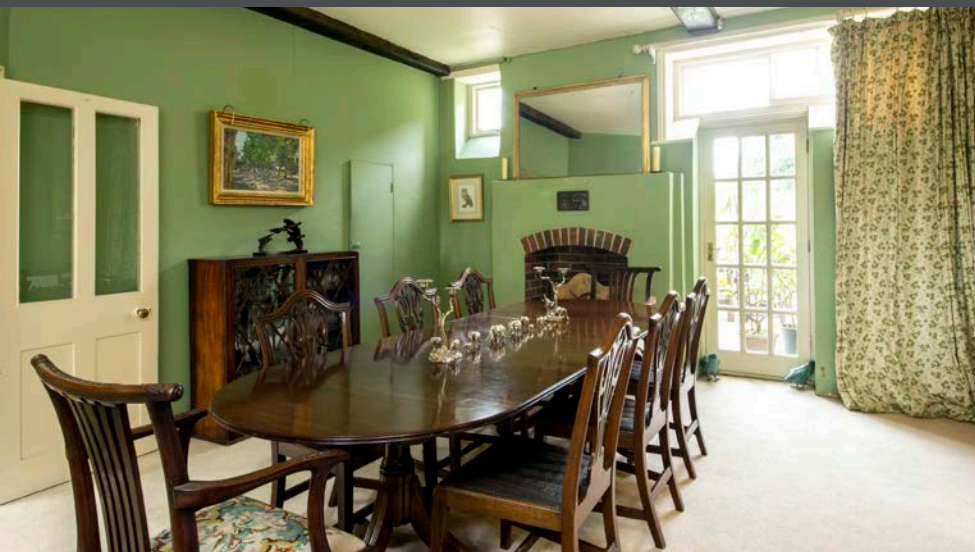
Westridge Manor is a substantial Grade II Listed property built in the 18th century with later additions. The attractive west elevation is Georgian in appearance and is constructed of red brick under a tile roof.

The house includes approximately 4,500 sq.ft. of living space and includes an elegant drawing room with an open fireplace and French windows.

The dining room, sitting room and study all have open fireplaces.

The triple aspect kitchen/breakfast room, with 4 oven Aga and central island, overlooks the pretty gardens. A door leads onto a secluded west facing terrace. There are 7 well-appointed bedrooms and 3 bathrooms over the first floor.



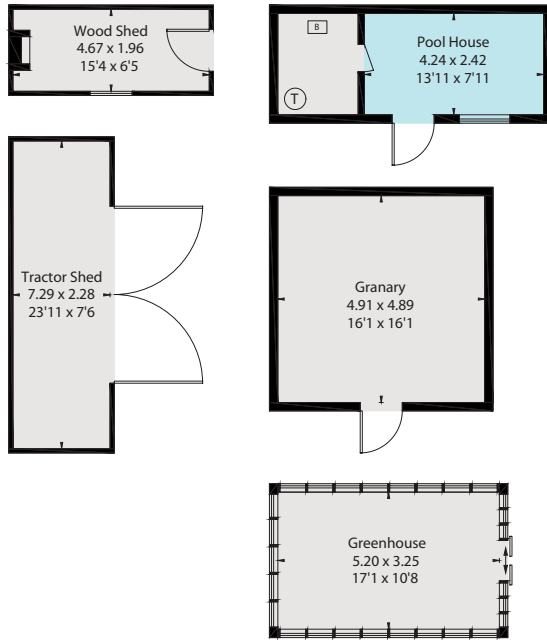






## Outbuildings

(Not shown in actual location / orientation)



## Approx. Gross Internal Floor Area

Manor House: 414.5 sq.m. / 4,462 sq.ft.

Cellar: 38.3 sq.m. / 412 sq.ft.

Garage: 29.4 sq.m. / 316 sq.ft.

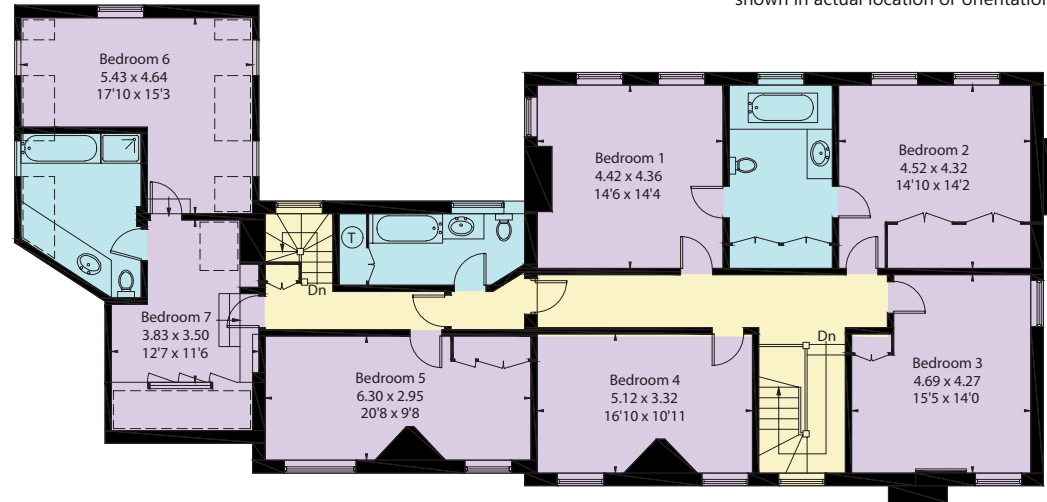
Outbuildings: 116.3 sq.m. / 1,252 sq.ft.

Total: 598.5 sq.m. / 6442 sq.ft.

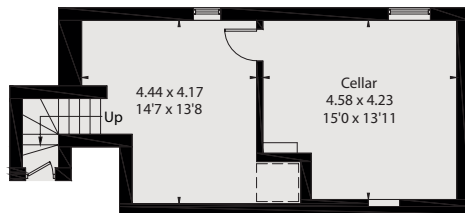
- Reception
- Bathroom
- Kitchen/Utility
- Storage
- Bedroom
- Outside

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. Outbuildings are not shown in actual location or orientation.

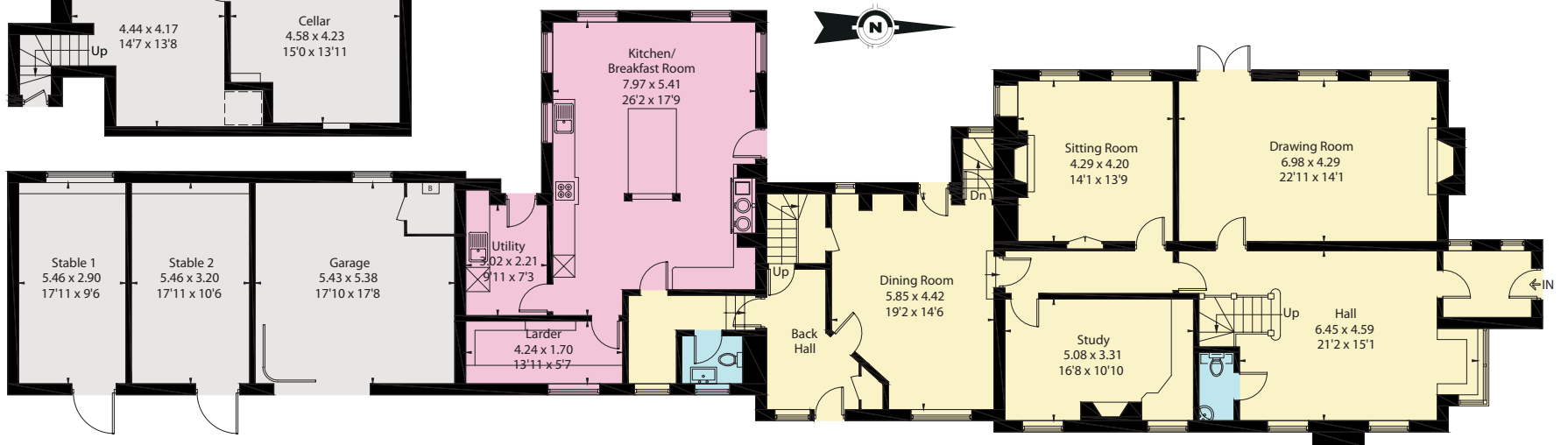
## First Floor



## Cellar



## Ground Floor







## Garden and Grounds

The property is approached via a pair of 5 bar gates which leads to a gravelled parking area and provides access to the front door. The drive extends down to the garaging, stabling and granary to the rear of the house. Steps lead down to the sheltered, south facing swimming pool.

Delightful formal gardens lie to the west of the house which are mainly laid to lawn with a variety of beautiful mature flower beds and borders. The gardens enjoy wonderful south facing views over rolling farmland. Beyond the garden there is a tennis court and two fenced paddocks.









## Situation

Westridge Manor is an attractive wisteria clad house located in Westridge Green, a small hamlet about a mile from the village of Aldworth and within the North Wessex Downs Area of Outstanding Natural Beauty. There are two pubs in Aldworth and the surrounding countryside is ideal for walking and horse riding.



The nearby villages of Streatley and Goring provide good day to day facilities. Reading and Newbury provide a more comprehensive range of shopping and recreational facilities.



There are trains from Goring to London Paddington taking about an hour. Trains from Reading to London Paddington take about 26 minutes. Newbury is approximately 12 miles to the south west and the M4 Junction 12 (Theale) and 13 (Chieveley) are both within about 10 miles. All distances and times are approximate.



There are many well regarded schools in the area both private and state. Popular independent schools include Bradfield College, Pangbourne College, St Andrew's, Downe House, Radley College, Brockhurst and Marlston House and Elstree, but to name a few.





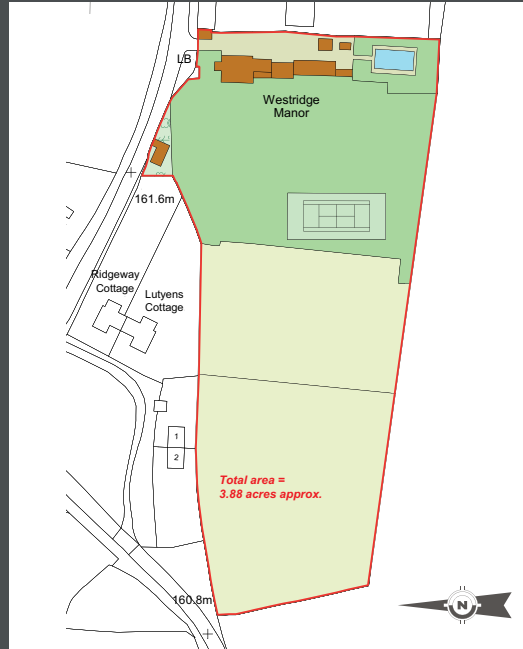
**Services:** Mains water and electricity. Private drainage. Oil heating.

**Local Authority:** West Berkshire Council, Market Street, Newbury RG14 5LD. Telephone: 01635 42400.

**Council Tax:** Band H.

**Fixtures and Fittings:** All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sale buy may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

**Viewings:** By prior appointment only with the agents.



**Directions (RG8 9RE):** From London, Leave the M4 at Junction 12 and at the roundabout with the A4 turn right and follow signs for Pangbourne. Take the A329 to Streatley and turn left at the traffic lights by The Bull public house. Continue up Streatley Hill past the golf club to Westridge Green and Westridge Manor is the first house on the left hand side just past a collection of farm buildings.

**From Newbury** take the B4009 and continue through Hermitage, Hampstead Norreys and Aldworth. Westridge Green is about a mile further and Westridge Manor will be found on the right hand side just past The Green.



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Reference: RMCW/HNG170183

Particulars dated: January 2018. Photographs dated: June 2017.

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