



Sheepbridge Court Farm, Basingstoke
Road, Swallowfield, Reading, RG7 1PT

£1,175,000

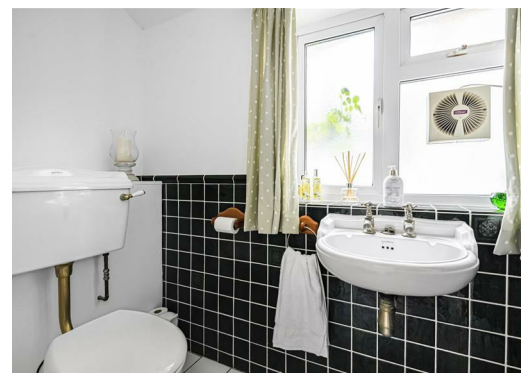
Approached via a 300ft private driveway bordered to one side by the 2.2 acre paddock, Sheepbridge Court Farm enjoys a private setting on the outskirts of the village of Swallowfield. Ideally positioned for transport links and a wide range of independent schools with access to countryside walks and village pubs on your doorstep. The 5 bedroom home features 3 reception rooms and stands in private gardens on a total plot of 0.82 acre. Boasting generous parking with a detached double garage, the property offers flexible and adaptable accommodation with the opportunity to improve and upgrade to meet an incoming purchasers needs.



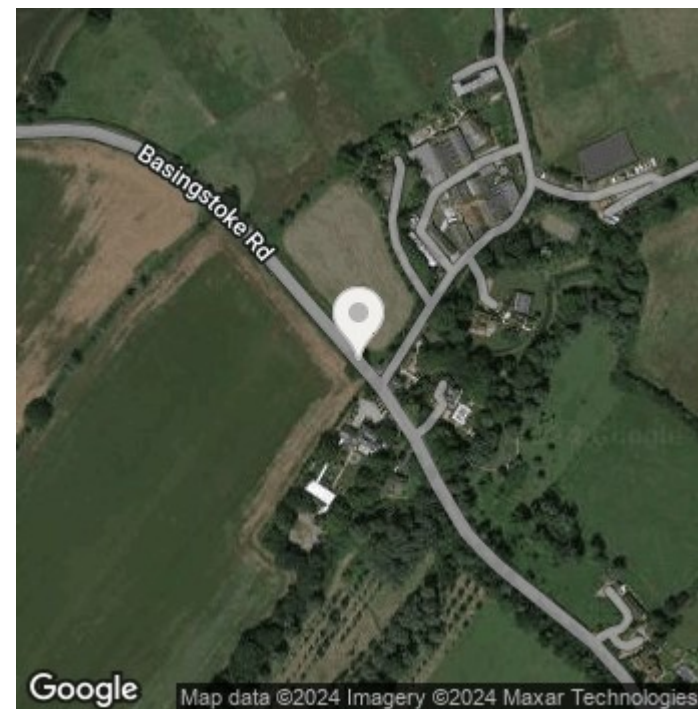
Garden

The gardens enjoy a high degree of privacy with a paved patio area ideal for al-fresco dining that skirts the rear of the house and enjoys an outlook over the paddock with shrub beds. There is a useful storage shed, greenhouse and a number of mature trees incorporating oak, conifer and silver birch.





- Farmhouse on total plot of 0.82 acre
- Adjoining 2.21 acre paddock
- 5 Bedrooms, principal with en suite bathroom
- 4 Reception rooms; Kitchen-breakfast room & Utility room; WC
- Approx. 300 ft driveway with ample parking & double garage: Useful timber outbuilding/work shed
- No onward chain complications
- Local authority is Wokingham Borough Council
- Council tax band G





Driveway & Garage

The 300ft driveway is flanked by lawned verges with mature conifers to one side and the post and rail fence of the paddock interspersed by specimen conifers and trees. There is ample parking with a detached double garage block located to the rear of the house.

Paddock

With 5-bar gated access from the driveway and garden, the paddock measures 2.21 acres.

Additional information (Part B)

Property construction – Standard form

Services:

Water – mains

Drainage – Septic tank

Electricity - mains

Heating - Oil fired central heating

Broadband connection available (information obtained from Ofcom):

Standard - ADSL/copper wire

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

The property is accessed via a right of way over the private road which is owned by a neighbouring property.

We understand the septic tank will not be compliant with the new 'General Binding Rules and prospective purchasers will need to check their obligations prior to submitting an offer by searching 'Septic tanks and sewerage treatment plants' on the Gov.uk website.

Probate

The sale of the property is subject to the executors obtaining the Grant of Probate, the application was submitted in November 2023.

Additional information (Part C)

We understand the property may contain asbestos, specifically the garage roof and the Artex ceilings.



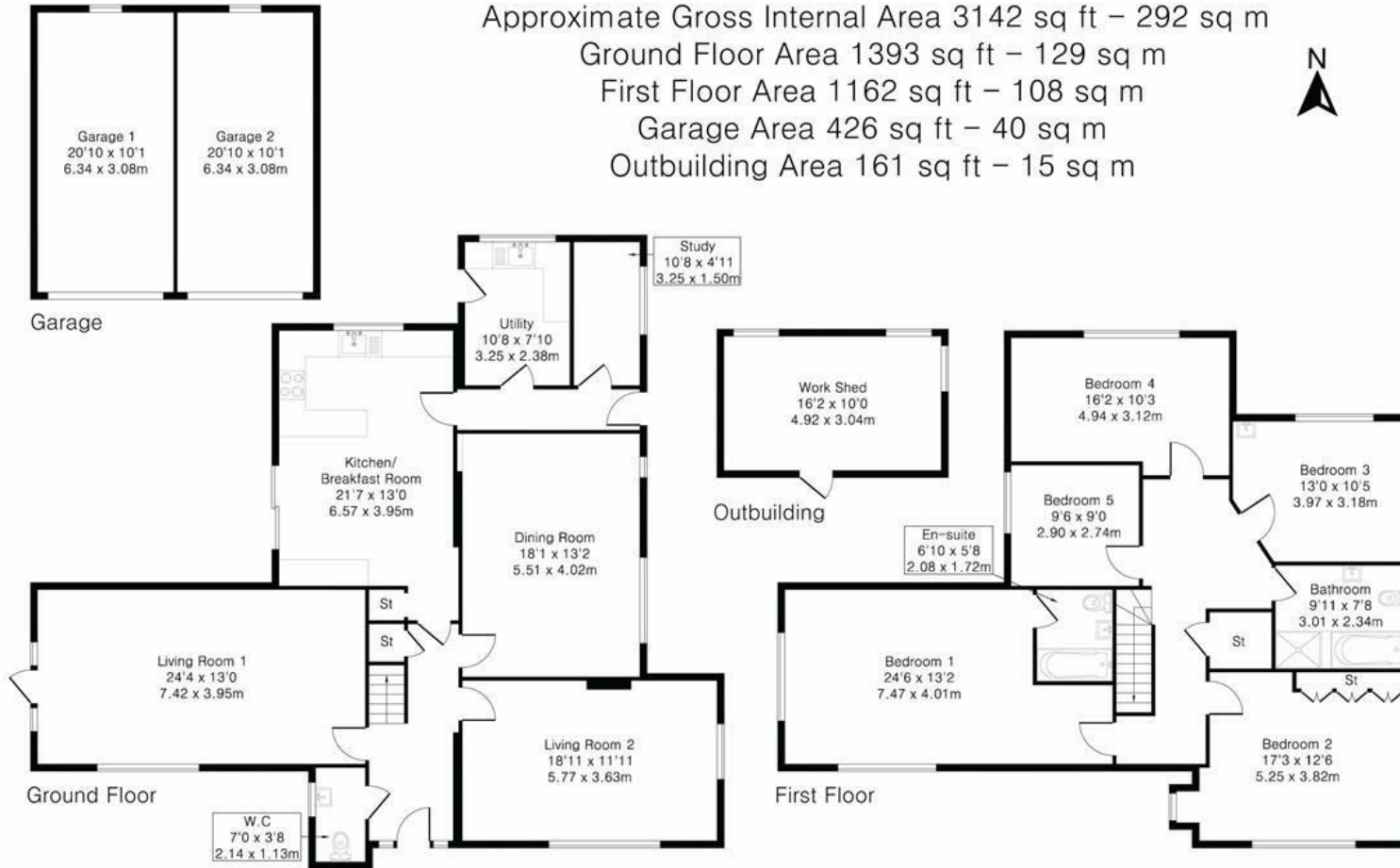


Local Information

Sheepbridge Court Farm is located on the edge of the village of Swallowfield with primary school, public house and village store and is conveniently located 6.5 miles south of Reading with easy access to Junction 11 of the M4. Mainline train stations can be found at Reading (London Paddington in approx. 28 minutes) or alternatively Basingstoke to London Waterloo (less than 50 minutes). Wokingham provides local shopping facilities with Reading and Basingstoke providing more extensive shopping and leisure opportunities.

Heathrow Airport (29 miles). There is a wide range of independent schooling in the area, including Leighton Park, Crossfields, The Oratory, Pangbourne College, Ludgrove, Bradfield, Wellington College, St Neots', Downe House and Eagle House.





Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.