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Laburnum, Sussex Lane, Spencers
Wood, Reading, RG7 1BY

£1,950,000

A rare opportunity to acquire an equestrian property set within 10 acres in a peaceful village setting with excellent transport links. Laburnum consists of a 4 bedroom home with attractive private gardens and the equestrian facilities comprise of paddocks, stables, a menage and a number of barns. A separate gated access leads to a further yard which could be suitable for open-storage subject to obtaining the relevant consents.



Paddocks and Yard

The pasture land is divided into 3 paddocks with one incorporating a temporary menage and a yard accessed from the gate opposite the house with a separate driveway approach, suitable for open storage, subject to obtaining the relevant planning consents. The total land extend in excess of 9.5 acres.

Gardens

Standing on a total plot of 0.52 acre with gardens skirting the west and southern boundary which incorporate a paved patio terrace leading to a well-maintained lawned garden. The gardens about the paddocks with post and rail fencing and has access to the rear of one of the barns for storage.

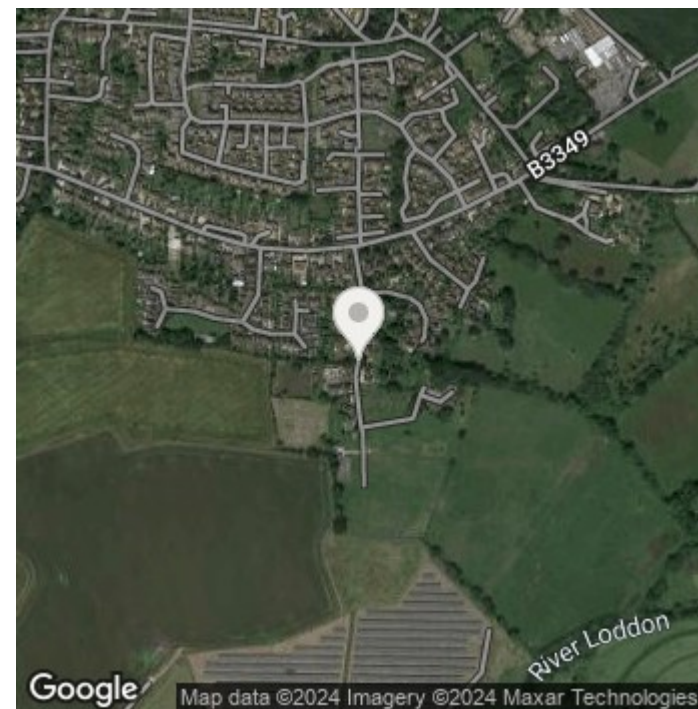




- Equestrian Opportunity set in approximately 10 acres
- Village setting with access to Reading, Business Parks & M4
- Detached 4 bedroom house
- Various barn outbuildings; 5 stables and car-port suitable for horsebox
- Yard suitable for open storage (subject to obtaining relevant consents)
- Gated driveway with generous parking and twin car-port.



Council tax band G
Wokingham



Additional information (Part B)

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

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"

Additional information (Part C)

We understand there is a public footpath from Sussex Lane which crosses the fields on the southern boundary towards Swallowfield.

Flooding

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to a property For further information please check the gov.uk website "long term flood risk".

We understand that there is a planning application number 232653, submitted for a solar farm on farmland to the south of the owners boundary. For further information please refer to the Wokingham planning portal website.

There is an oil pipeline which runs under part of the land and there are some restrictions regarding groundwork 3 metres either side of the pipework.

Parking

The gated driveway provides generous off-road parking for multiple vehicles with an open-fronted twin vehicle car port. By the stable block, there is also a barn with parking for a horse transporter.



Approximate Gross Internal Area 4488 sq ft – 417 sq m
 Ground Floor Area 1594 sq ft – 148 sq m
 First Floor Area 1201 sq ft – 112 sq m
 Outbuilding Area 1693 sq ft – 157 sq m



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			81
(69-80) C			
(55-68) D		54	
(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

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