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Searles Farm Lane, Burghfield,
Reading, RG30 3XB

Price Guide £2,500,000

Searles Farm is an impressive lakeside estate on a peninsular and stands on a total plot of 3.6 acres with stunning water views.

Offered for sale for the first time in over forty years the property enjoys an idyllic setting. Approached via electric gates, the drive is lined by specimen conifers and flanked by well-tended grounds and passes the impressive tennis court and pool house.

The period property features timbered elevations and has been sympathetically extended over the years whilst retaining a wealth of original period features with exposed beams and fireplaces. The main house comprises of 5 bedrooms with additional accommodation in the two-storey barn which also features games room and gym.

There are a number of outbuildings which provide extensive storage and garaging.

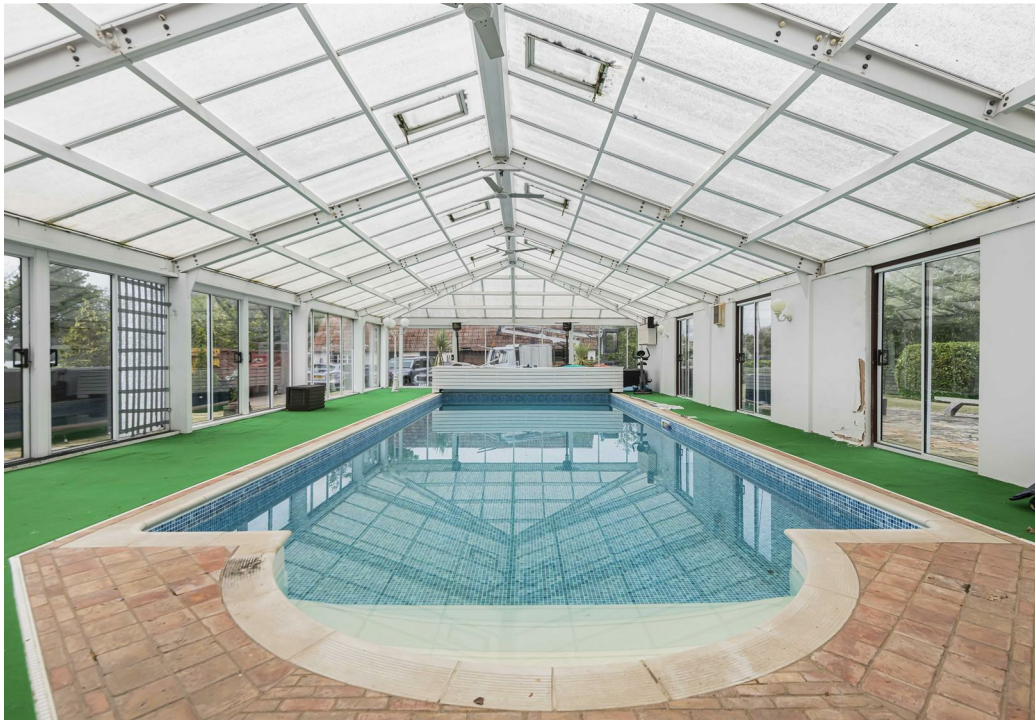
Located within reach of business parks and M4 motorway this unique home offers a rare opportunity to acquire an impressive family home with outbuildings providing adaptable and flexible use. The property is offered for sale with no onward chain complications.





The main house has been sympathetically updated and remodelled whilst retaining a wealth of original period features to create a lovely blend of modern and period styles. There are beamed ceilings and exposed wall timbers throughout the house with a number of inglenook fireplaces with wood burning stoves which are particularly delightful during the winter months. The principal reception rooms overlook the landscaped grounds and patio terrace which is ideal for entertaining and al fresco dining with lake views beyond. The kitchen-breakfast room has an Aga cooker and is the perfect hub for the larger family with adaptable and versatile living accommodation that benefits from a second staircase from the family room leading to two of the first floor bedrooms, suitable for annexe or quest accommodation.





Barn/ Fitness/Games Complex

On the ground floor there is a kitchen-dining room and a 25'11 x 21'3 games room/gym with access to the pool room which measures 57' x 23'. Sliding patio doors open on both sides to a patio terrace and a shower with separate WC. The first floor is currently used as auxiliary accommodation with 3 bedrooms, (2 interconnected) and a 27' living room. There is an additional barn used for tractor storage.

EPC Rating of E.

Grounds

The property stands on a total plot of 3.6 acres with a brick-paved driveway approach lined by specimen conifers opening to a central brick-paved courtyard area. The rear of the property is skirted by a patio terrace with specimen shrubs and a low level wall with a children's play area enclosed by picket post fencing. The grounds are well-kept and are interspersed by mature conifers and trees to provide privacy and screening.



Garaging & Car ports

There are 3 garages and 5 carports with a number of work sheds/storage areas and a grooming room.

Part B

Property construction – Standard form

Services:

Water – mains

Drainage – The property has 3 septic tanks

Septic tank - We understand the septic tanks will not be compliant with the new General Binding Rules, prospective purchasers will need to check their obligations prior to submitting an offer, information is available on the gov.uk website "Septic tanks and sewage treatment plants"

Electricity - mains

Heating - Oil fired 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"



Part C

It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture used on the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

Planning consent has been granted for Development of an Energy Recovery Centre and adjacent Data Centre and associated infrastructure in Berrys Lane, Burghfield.

For further information please follow the link: <https://publicaccess.westberks.gov.uk/online-applications/advancedSearchResults.do?action=firstPage>

In accordance with the Estate Agents Act 1979 we are obliged to inform prospective purchasers that the owners of the property are relatives of an employee of Haslams Estate Agents LTD.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Location and connectivity

Transport links from the centre of Reading

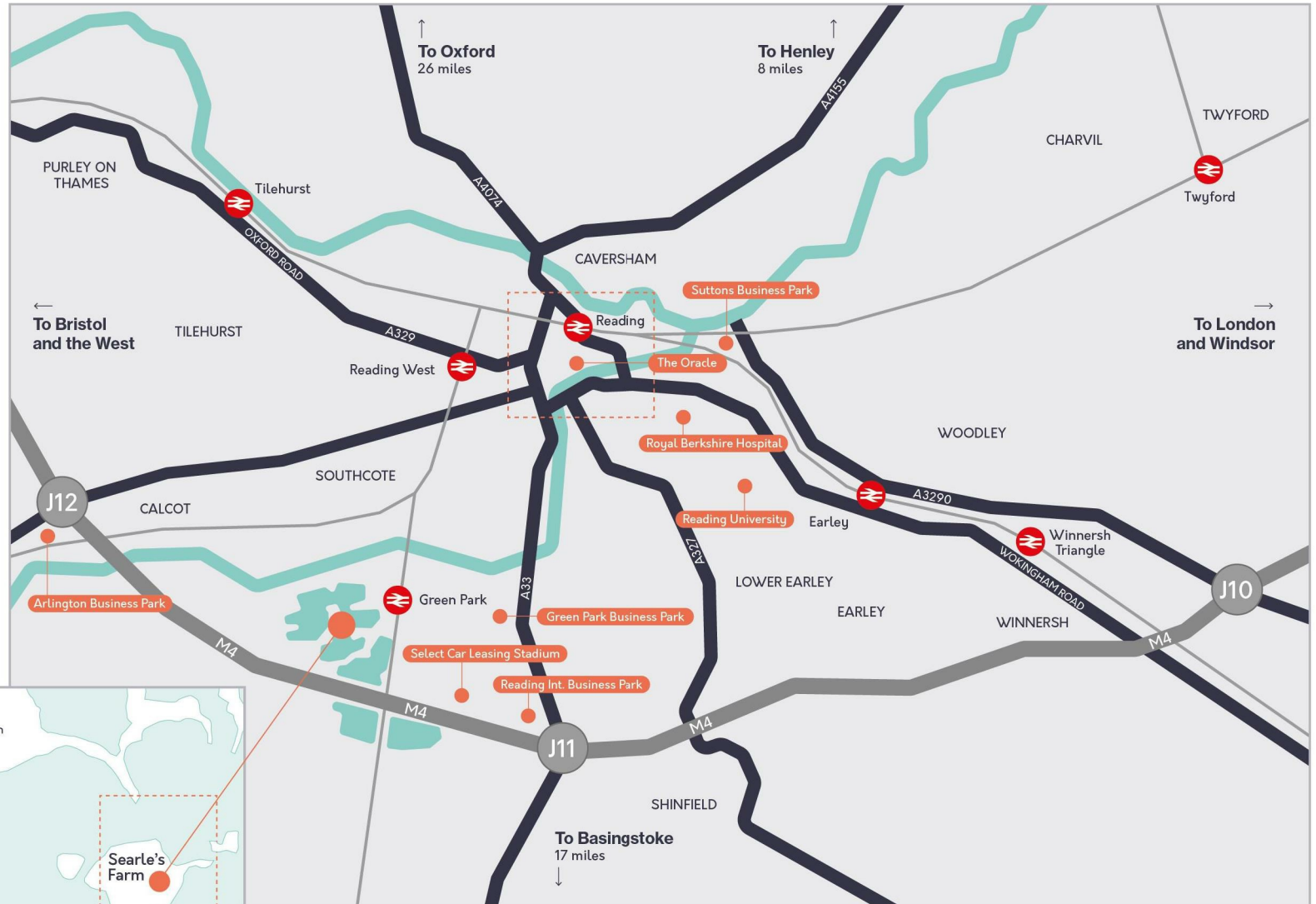
By Rail

London Paddington	23 mins
London (Bond St)	42 mins
Heathrow Airport	47 mins
Gatwick Airport	91 mins

By Road

M4	2.8 miles
M40	15 miles
M25	25 miles
Heathrow	25 miles

Reading town centre to Searle's Farm is approximately 4 miles.





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.



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.