



SEARLES FARM  
READING • RG30 3XB

HASLAM'S  
1838  
COLLECTION



INTRODUCING  
**SEARLES FARM**

READING • RG30 3XB

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**£1,750,000**

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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.





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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.

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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.space, which has potential for conversion (subject to planning consent.





## IN A NUTSHELL

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Bedrooms	8	Reception Rooms	6
Bathrooms	5	Off-road parking	16
Acres of land	3.6	Garage spaces	6

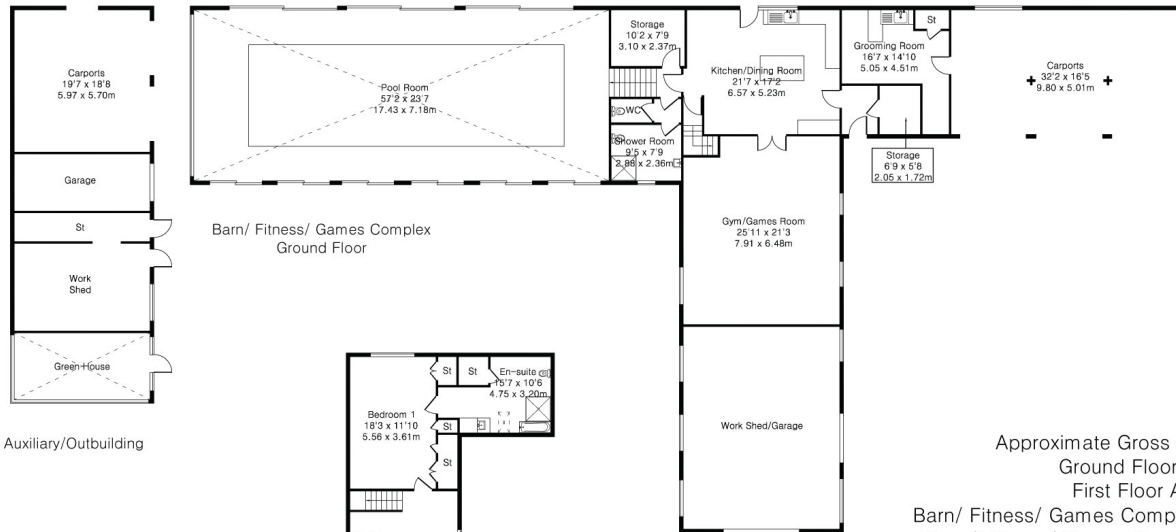




lakeside estate standing  
on a total plot of  
3.6 acres

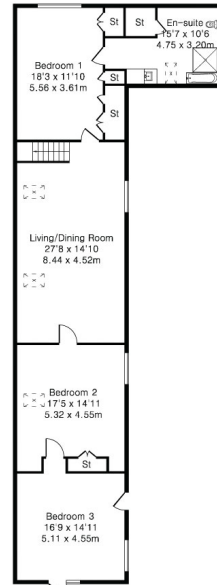






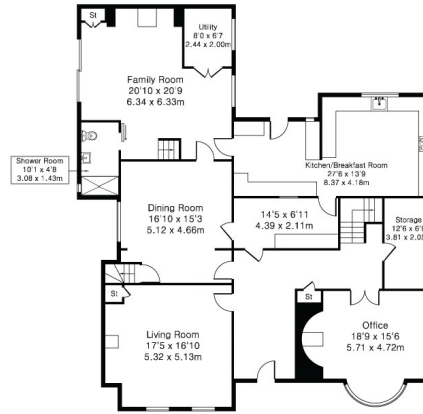
Auxiliary/Outbuilding

Barn/ Fitness/ Games Complex  
Ground Floor

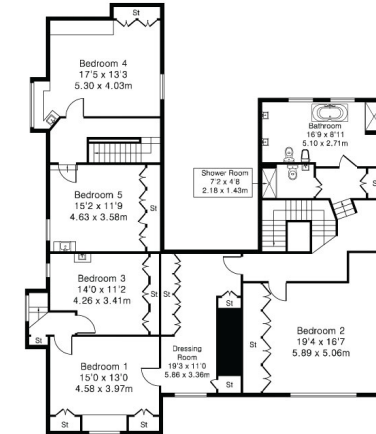


Barn/ Fitness/ Games Complex  
First Floor

Approximate Gross Internal Area 7988 sq ft – 742 sq m  
 Ground Floor Area 2239 sq ft – 208 sq m  
 First Floor Area 1847 sq ft – 172 sq m  
 Barn/ Fitness/ Games Complex Ground Floor Area 2597 sq ft – 241 sq m  
 Barn/ Fitness/ Games Complex First Floor Area 1305 sq ft – 121 sq m



Ground Floor



First Floor



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.





## ADDITIONAL INFORMATION:

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### **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 website “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/advancedSearchResult.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



# AREA GUIDE

## BURGHFIELD, READING

### Location

Burghfield is a picturesque village in West Berkshire, located approx. 4 miles southwest of Reading. It offers a blend of rural charm with the convenience of being close to urban areas like Reading and Basingstoke.

### Schools

Burghfield has well-regarded primary and secondary schools. Key options include: Burghfield St Mary's Primary School, Garland Junior School and The Willink School in Mortimer.

### Transport Links

By Road, Burghfield is close to the M4 and A33, offering excellent connectivity to Reading and London. By Rail, Reading's mainline station is a short drive away and offers frequent services to London Paddington.

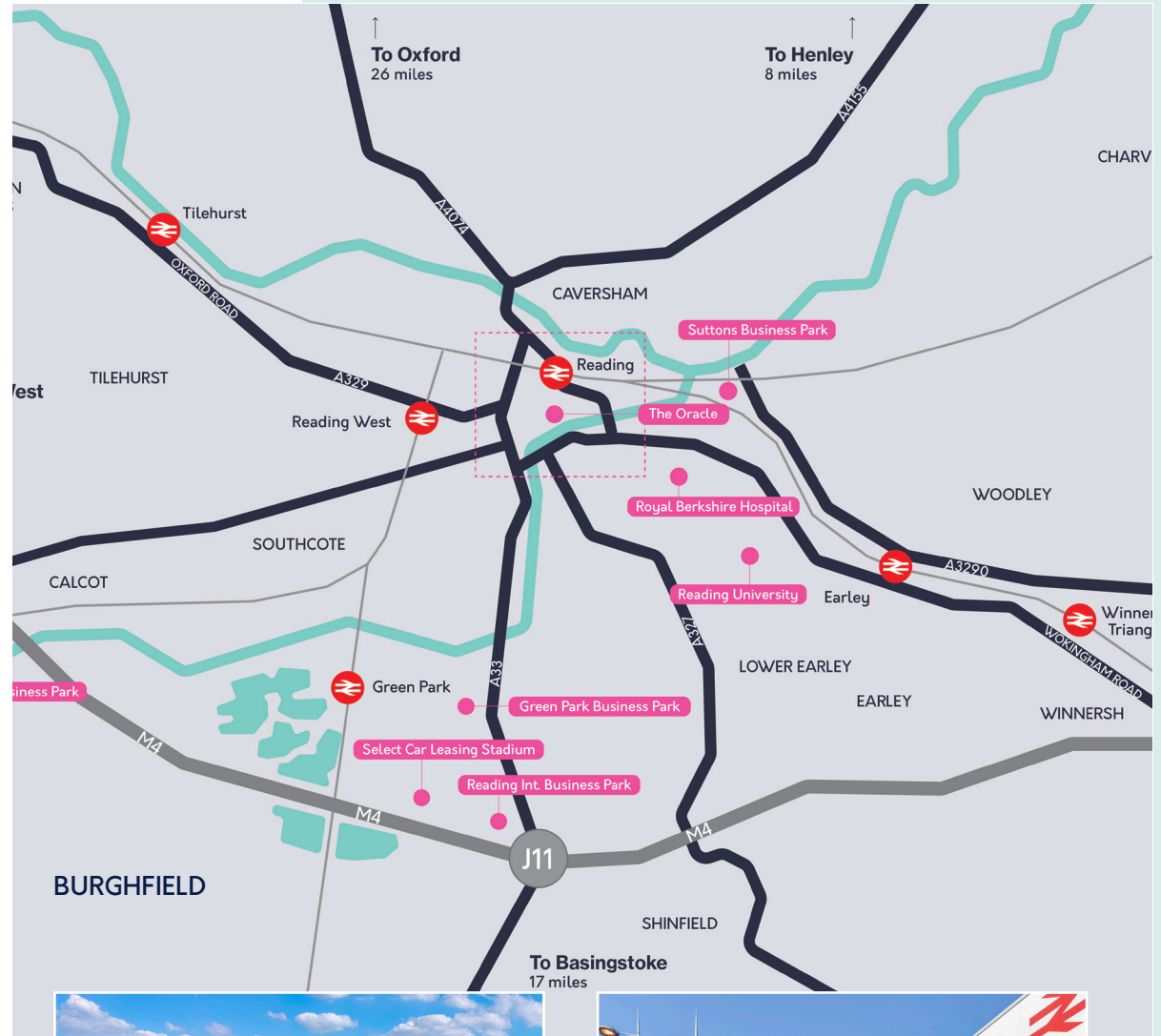
### Local Amenities

While Burghfield itself has a few local shops, including a Co-op supermarket, most larger shopping needs can be met in Reading.

Traditional pubs like The Hatch Gate and The Six Bells provide cosy dining experiences and for a larger selection Reading offers well-regarded London Street Brasserie, The Roseate, The Rising Sun and more.

### Leisure & Outdoor Activities

The nearby lakes offer water sports, while Amnerfield Nature Reserve is a peaceful spot for nature lovers. There are numerous footpaths and cycling routes that explore countryside, including access to the Kennet and Avon Canal. For golf enthusiasts, Theale Golf Club is only a short drive away.



# HASLAM'S

## 1838

COLLECTION

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