



CHARLIE
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The Paddocks, Honey Hill, Wokingham, Berkshire

Guide price: **£1,750,000**

4 bedrooms | Approx. 8 acres | 12 Stables | Barns | Excellent development potential | Separate cabin

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The Paddocks presents a wonderful and incredibly rare opportunity to create a smallholding or equestrian home in the most magical woodland location.

Located off Honey Hill, just outside Wokingham, the plot has two driveways which both lead through picturesque woodland to the main house.

The main property is a large four-bedroom bungalow which offers wealth of opportunity for expansion, redevelopment or modernisation subject to any necessary planning. Extension is likely to be possible through the existing permitted development rights.



Space is plentiful with a kitchen/diner, large conservatory running along the back of the house, convenient utility room and an expansive garage in addition to the main reception room.

The most exciting part of the property is the potential provided by the land and additional buildings. Extending to around 8 acres, the plot is made of a mixture of grass paddocks and a central woodland copse.

For the equestrian enthusiast, 12 wooden stables are laid out in two blocks which sit in a L -shape around a grass yard. An open fronted barn sits next to the yard and provides space for hay, bedding and equipment storage.

A large barn spanning over 2000 square feet offers further options to a buyer. This includes a mezzanine office area and entrance porch. The barn can be used for commercial purposes, general storage or be considered for a Q class conversion, subject to the required planning.

Additional accommodation could be created at the cabin, which is separate to the other buildings. This has been used previously as an office, but with some work would be a lovely one-bedroom cottage, again subject to any necessary planning constraints.

Honey Hill is a short drive from the vibrant market town of Wokingham, which offers a superb choice of shops, cafes, bars and restaurants and various amenities. The train station at Wokingham offers services to London Waterloo



and Reading Station, where Elizabeth line services run to Paddington and through London, as well as connections to the rest of the national rail network.

Local schools in the area include the highly regarded Wellington College, Ludgrove School, Luckley House, Holme Grange and Redham House, all within a short drive. The surrounding area provides numerous facilities for those with sporting interests including several golf courses, football, rugby, hockey and cricket pitches, tennis clubs, equestrian centres and health clubs including the Nirvana Spa at Sindlesham. The renowned Crooked Billet pub is less than a mile away.

- Utilities:
- Central heating - Electric underfloor heating
 - Electric - Mains electric. 3 phase electricity to the barn
 - Water - Private well plus connection to mains water at border of property
 - Private drainage
 - Building construction - some chrysotile present in outbuildings
 - Broadband available : Fibre
 - Mobile signal/coverage: Yes



Score	Energy rating	The Paddocks	Current	Potential
92+	A			
81-91	B			81 B
69-80	C			
55-68	D			
39-54	E		51 E	
21-38	F			
1-20	G			

Score	Energy rating	The Cabin	Current	Potential
92+	A			
81-91	B			
69-80	C			75 C
55-68	D			
39-54	E			
21-38	F			
1-20	G			13 G

Approximate Gross Internal Area (Including Garage) = 206.17 sq m / 2219 sq ft

The Cabin = 57.50 sq m / 619 sq ft

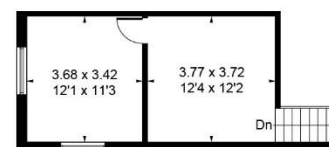
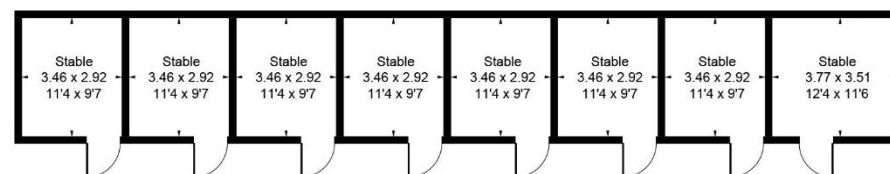
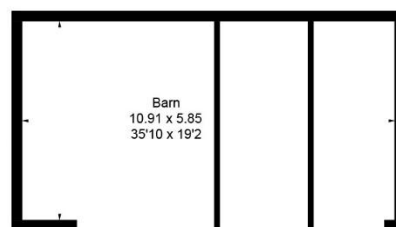
Outbuildings = 405.11 sq m / 4361 sq ft

Total = 668.78 sq m / 7199 sq ft

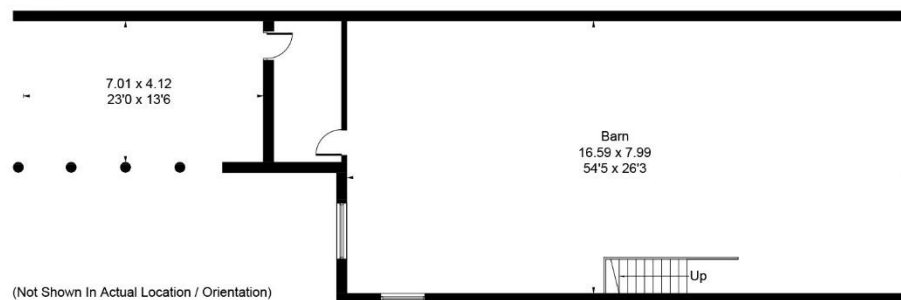


(Not Shown In Actual
Location / Orientation)

The Cabin



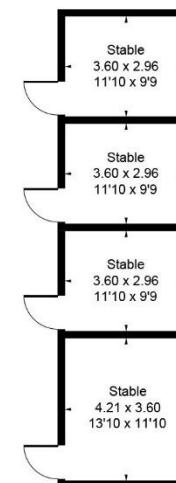
Mezzanine



(Not Shown In Actual
Location / Orientation)

Outbuildings

Barn - Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.