



ORCHARD LODGE

TUTTS CLUMP ♦ BERKSHIRE

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Pangbourne on Thames Train Station (London Paddington within the hour) 6 miles ♦ Reading 10 miles ♦ M4 (J12) 4 miles

♦ Henley on Thames 18 miles ♦ Newbury 10 miles

(Distances and times approximate)

An exquisite family home of approximately 5,037 sq ft, offering stunning views of the magnificent open countryside.

Orchard Lodge is a brand new bespoke property, traditionally built and having 5/6 bedroom accommodation. The house is of exceptional quality with superior workmanship and stylish fixtures and fittings, including a beautiful hand made kitchen and 4 luxurious bathrooms.

♦ A Stunning Bespoke Brand New Family Residence Of Approximately 5,087 Sq Ft

- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Drawing Room
- ♦ Study
- ♦ Kitchen/Dining Room
- ♦ Utility Room
- ♦ Family Room and Orangery

- ♦ Galleried Landing
- ♦ First Floor
- ♦ Main Bedroom Suite with Dressing Room And Ensuite with Bath and Shower
- ♦ Second Bedroom Suite with Shower Room
- ♦ 3 Further Double Bedrooms
- ♦ Family Bathroom with Bath and Shower

- ♦ Second Floor
- ♦ Bonus Room 1
- ♦ Bonus Room 2 with walk-in Cupboard
- ♦ Shower Room

♦ Underfloor Heating Throughout the Property

♦ Wrap-around Gardens And Grounds with Stunning Views

♦ 2-bay open-sided timber-framed car-port with tiled pyramidal roof



SITUATION

The small rural village of Tutts Clump lies just a mile outside of Bradfield Southend, midway between Reading and Newbury. Nearby in Bradfield Southend there is a village shop and Post Office as well as the Queens Public House. In addition to having well revered and outstanding local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Bradfield College, which is adjacent to the property, Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Queen Anne's School, Downe House, Rupert House School, Shiplake College, The Abbey School, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Bradfield College, just a couple of miles away, boasts an excellent sports and leisure centre with swimming pool and tennis complex amongst the many sports activities. Additionally, a professionally designed 9 hole golf course has been created. Members of the public are able to use these facilities by subscription.

There are excellent road communications, with the M4 an easy drive away as is the county town of Reading. Just 3 miles away at Pangbourne there is a mainline station providing commuter services up to London (Paddington) in under the hour.

Crossrail services have commenced from Reading which together with the electrifying of the line has significantly improved travelling times to Paddington and central City of London destinations.

PROPERTY DESCRIPTION

Orchard Lodge is situated in an idyllic location within this popular rural village adjoining open fields and enjoying magnificent far reaching views. Entrance is under an impressive porch into the entrance hall with painted oak staircase and doors leading to all reception rooms, plus cloakroom. The drawing room has dual aspect to the front and side and offers opportunity for an open fire with a built-in marble surround. On the opposite side of the entrance is the study. Double doors then lead you through into the stunning kitchen dining room and porcelain tiles run from the hallway right through this wonderful space. The kitchen is hand-made and has a large island with ogee edge detail granite work-tops. Bi-fold doors give access to the terrace and then the room flows into the family room and orangery, which is a very spacious area, perfect for family living and entertaining. 2 sets of doors take you directly onto the terrace, offering a perfect opportunity for "al-fresco" dining with the most wonderful views. A door from the kitchen takes you through to the rear lobby which has the plant room and utility room with back door access. On the first floor, the galleried landing leads to all bedrooms. The main bedroom suite has a separate dressing room and ensuite bathroom with stand alone bath and walk in shower. Large windows allow for masses of light and views all around. There is a second bedroom suite with ensuite shower room and 3 further double bedrooms. The family bathroom has a bath and walk in shower. All bathrooms have Hansgrohe and Geberit fittings. A second staircase takes you to the top floor which has 2 large Bonus Rooms and a shower room. The high specification is evident throughout this stunning family home and an early viewing is highly recommended.



OUTSIDE

Standing privately behind a hedged boundary the property is approached through a 5 bar gate onto a large gravelled driveway which extends the width of the house offering plenty of parking. (N/B A power supply is already available for the installation of electric gates). Beautiful lush lawn sits either side of the entrance and wraps round the house. A paved pathway with low gate then takes you round to the side of the house where the terrace opens up, coming off from the kitchen, family room and orangery, perfect for "al fresco" dining and entertaining. The terrace is south west facing and has views down over the rolling fields which gives the most spectacular aspect. With pretty borders, shrubs and trees, the gardens compliment this wonderful property. 2-bay open-sided timber-framed car-port with tiled pyramidal roof.





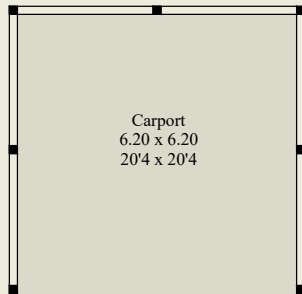
Orchard Lodge, Mariners Lane, Tutts Clump, Berkshire, RG7 6JX

Approximate Gross Internal Area = 440 sq m / 4736 sq ft

Limited Use Area = 28 sq m / 301 sq ft

Car-port = 38 sq m / 409 sq ft

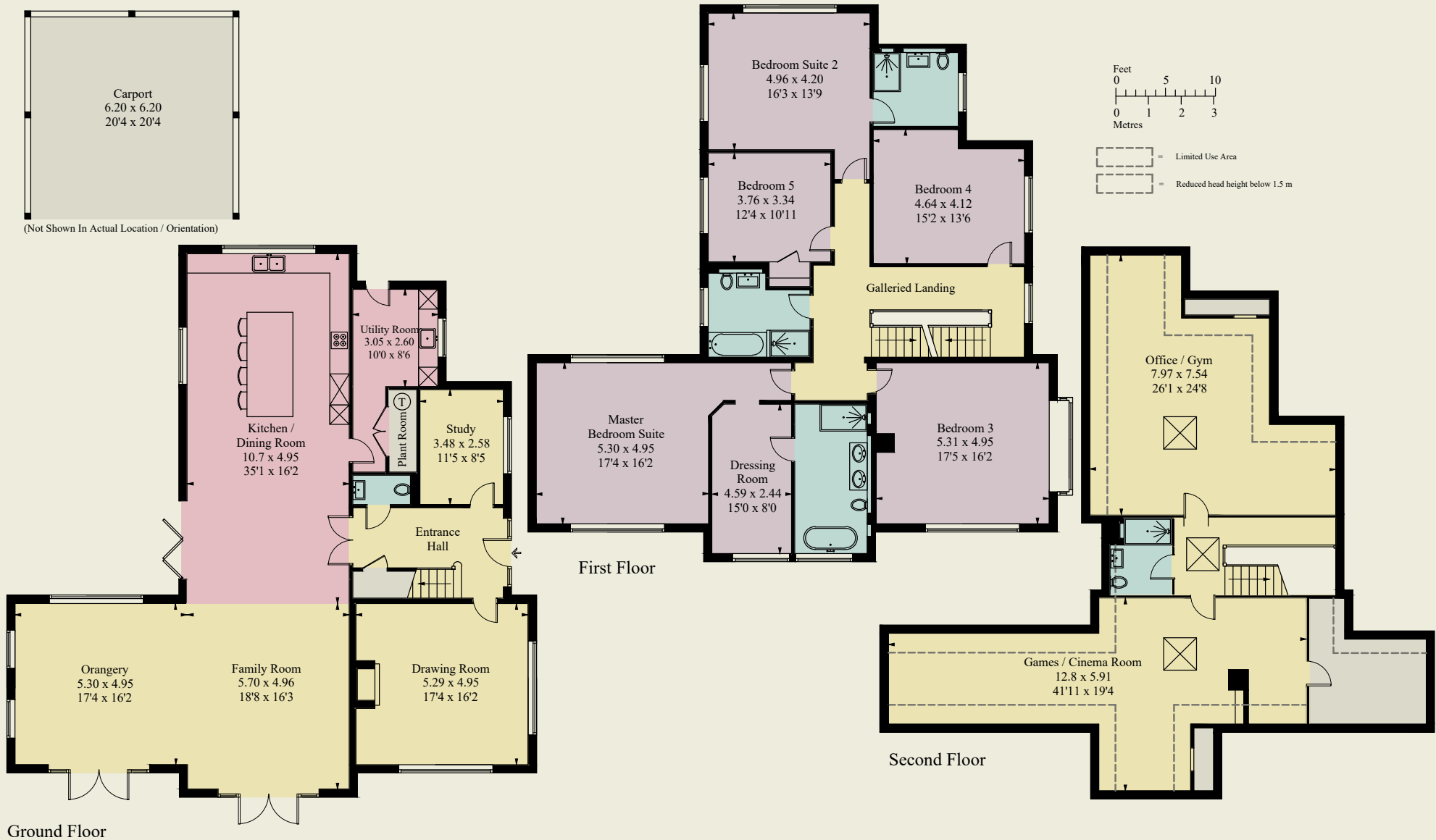
Total = 506 sq m / 5446 sq ft



(Not Shown In Actual Location / Orientation)



- Limited Use Area
- Reduced head height below 1.5 m



CREATESPACE DESIGN ref 460

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains electric and water are connected. Septic Tank Drainage. Central heating and hot water from air source heat pump.

Council Tax: G

Energy Performance Rating: B

Postcode: RG7 6JX

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames, turn left heading over The River Thames and up Streatley on Thames high street. Turn left and head towards Pangbourne. In about 1½ miles, take the turning right onto Hook End Lane and continue until the end of the road (about 2 miles). Carry straight over this junction and down to the next junction and turn left towards Bradfield. Carry on this road and just as you enter Bradfield, turn right onto Back Lane towards Stanford Dingley. About 1½ miles along, turn left signposted Tutts Clump and follow the road up for about ¼ mile and Orchard Lodge will be found on the left hand side at the top of the hill.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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