



ROBIN HILL

ALDWORTH ♦ WEST BERKSHIRE



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Streatley on Thames / Goring on Thames - 2.5 Miles ♦ Wallingford - 8 Miles
♦ Oxford - 21 Miles ♦ Newbury - 11 Miles ♦ Reading - 13 Miles ♦
M4 at J12 - 9 Miles ♦ M4 at J13 - 8 Miles ♦ A34 at East Ilsley - 4.5 Miles
(Distances approximate)

In a stunning elevated rural location high up on the Berkshire Downs and readily accessible for Reading, Newbury and Oxford. A traditionally built detached house dating from the 1930's and later extended with gardens and paddocks totalling approx. 7 acres together with stabling and large hay store above with potential to convert to accommodation.

- ♦ A Detached 4 Bedroom House In A Private Elevated Position Offering Stunning Views Of The Adjacent Fields
- ♦ With Garden and Grounds Of Approximately 7 Acres, Including Paddocks, An Orchard and Woodland
- ♦ Prestigious Quiet Village Location in Conservation Area and in a designated "Area of Outstanding Natural Beauty"
- ♦ Within Close Driving Distance Of Extensive Amenities, Schooling, Mainline Railway Station To London Paddington & Scenic Riverside
- ♦ Spacious Private Driveway
- ♦ Reception Hall
- ♦ Dining Room
- ♦ Sitting Room with Log Burner
- ♦ Kitchen
- ♦ Utility Room
- ♦ Office
- ♦ Split Level Landing
- ♦ 4 Double Bedrooms
- ♦ 2 Family Bathrooms
- ♦ Detached 4 Bay Stabling and Double Garage with Hay Store to First Floor, Offering Potential To Convert To Accommodation
- ♦ Detached Barn in Paddock
- ♦ In All Extending To Approximately 5349 Sq Ft
- ♦ Within the Downs School catchment area
- ♦ Excellent range of State and Private schools in local area



SITUATION

Aldworth is a small and much prized rural village lying high up on the Berkshire Downs approximately 600ft above sea level, close to the ancient Ridgeway Path and in a designated "Area of Outstanding Natural Beauty". The village is historically linked to agriculture and farming and this way of life still continues today thus retaining its unspoilt charm and character with there having been little intrusive development.

There are two well-respected local Inns namely "The Bell" in the village square and the thatched "Four Points" as well as a notable church St Mary's, which dates from the 12th century and is well worth visiting to see the 14th century monuments to the De La Beche family, known as the Aldworth Giants. There is a cricket field by the newly built Village Hall, the latter providing numerous social and community activities. The well regarded Casey Fields Farm Shop & Café is within 2 miles and offers well stocked produce, including meat, vegetables and cheeses, mostly locally sourced.

Located just off the B4009 road to Newbury and only a 10 minute drive from Streatley / Goring on Thames where there are good shopping facilities and amenities including 4 pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries, a Tesco Express and mainline station providing fast commuter services up to London (Paddington) in under the hour.

The village also has good road communications for the major centres of Newbury, Reading, Oxford and the M4 motorway at Junctions 12 (Theale) or 13 (Chieveley). The A.34 at East Ilsley linking the South Coast with the Midlands is also within a short drive.

N.B. Crossrail services have commenced from Reading which together with the electrifying of the line will significantly improve travelling times to central London destinations.



PROPERTY DESCRIPTION

Robin Hill has a stunning elevated rural position with views all around, from idyllic fields to paddocks and woodland.

Originally dating from 1935 and built for a local farming family downsizing from Pibworth House, the property has had only 2 previous owners and was built in a traditional style with brick walls and clay tile roof. Extended by the current owners, the property is ideally suited for family occupation and there remains potential for further improvement and development subject to relevant planning permission.

The generous reception hall has the staircase and coats cupboard as well as access to the main reception rooms. The dining room overlooks the fields and the front of the property and the sitting room has a fireplace with log burner and french doors leading to the terrace. The kitchen breakfast room offers views of the south facing gardens and steps drop down into the utility room. There is a rear lobby with cloakroom which also gives access to the family room/study. Upstairs the staircase is split level, with 2 bedrooms found on the west side of the property and the other 2 bedrooms on the South side. There are 2 bathrooms, one with bath and separate shower and the other with bath with overhead shower.

An individual property in a most desirable location. Very rare to the market and viewing is highly recommended.





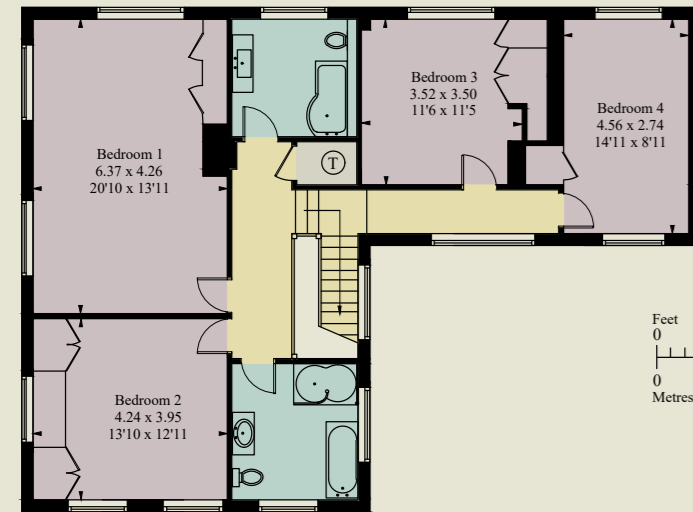
OUTSIDE

The property is entered through electric gates, taking you into the driveway which offers parking for several cars. There is a low level gate to the right which leads to the rear of the property and access to the south facing gardens. These gardens have bountiful borders and mature apple trees, giving a colourful outlook from the kitchen and sitting room which overlook them. There is a clipped hedge boundary with gate which takes you through to the stabling block. The rear of the block can also be accessed from the south facing garden with stairs up to the large loft room. The stabling block has potential for conversion

into accommodation, subject to relevant planning permission. There is a wide forecourt in front of the 4 stables and double garage with separate access from the lane. The 5 acres of paddocks can be viewed here along with the large detached barn. The grounds also include ½ an acre of woodland and an orchard. On the east side of the property is a lovely part-bricked kitchen garden and large lawn area which has the views of open fields. With grounds and paddocks totalling 7 acres, this property has a wonderful rural aspect and must be seen to be appreciated.

Robin Hill, Aldworth, Berkshire, RG8 9RS

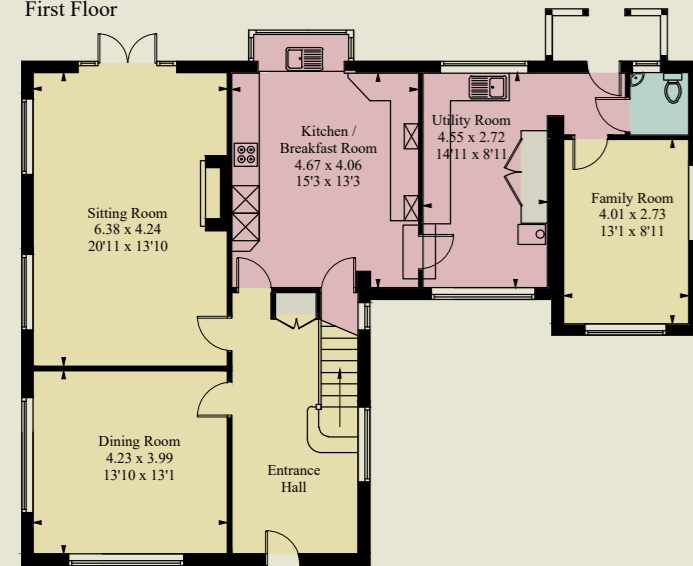
Approximate Gross Internal Area = 215 sq m / 2314 sq ft
 Outbuildings = 257 sq m / 2766 sq ft Limited Use Area = 25 sq m / 269 sq ft
 Total = 497 sq m / 5349 sq ft



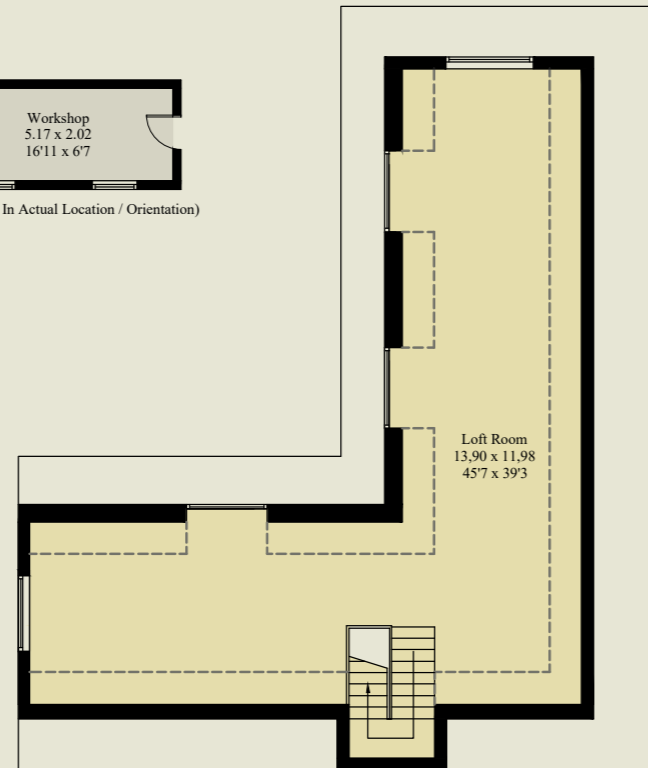
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First Floor

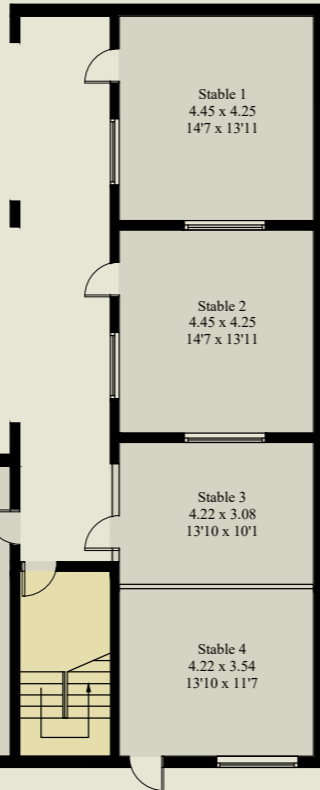


Ground Floor

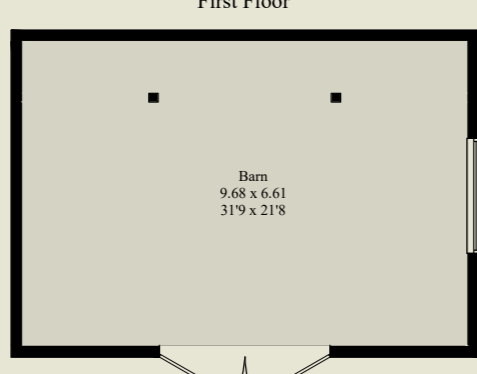


First Floor

- Limited Use Area



Ground Floor



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 408

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



GENERAL INFORMATION

Services: Mains water and electricity are connected. Private septic tank drainage. Oil fired central heating and domestic hot water.

Energy Performance Rating: 50 E

Postcode: RG8 9RS

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 turn left and proceed down the high street, over the River Bridge continuing up to the top of Streatley High Street. At the traffic lights cross roads go straight over and proceed up the hill on the B.4009. On reaching Aldworth carry straight on until the Four Points Pub where turn right for Compton. In just under half a mile bear left signposted for Hampstead Norreys and Robin Hill's entrance will be found a short distance on the left hand side.

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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