



HEWINS WOOD HOUSE

BRADFIELD ♦ BERKSHIRE



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Theale Train Station (London Paddington within the hour) 4 miles

♦ Reading 8 miles ♦ M4 (J12) 4 miles ♦

Henley on Thames 16 miles ♦ Newbury 10 miles

(Distances and times approximate)

Situated within an area of ‘Outstanding Natural Beauty’ in the heart of the Thames Valley surrounded by stunning rural landscape, Hewins Wood House is in close reach of extensive local facilities and schooling locally, and additionally benefits from being but a short 4 mile drive from a mainline railway station providing direct access to London Paddington within the hour.

A simply delightful and spacious country estate of Victorian origins, Hewins Wood House itself incorporates impressive architectural features combined with flexibly arranged accommodation of approximately 6,988 sq ft. Set in the most delightfully private and mature gardens and grounds of approximately 39 Acres enjoying awe-inspiring panoramic views, paddocks, and woodland. In addition, commercial buildings extend to approximately 9,974 St Ft, with planning approved to convert four into new residential dwellings offering a unique development opportunity.

THE MAIN RESIDENCE

The Main House

- ♦ Private Electrically Operated Gated Access
- ♦ Tree Lined & Wooded Entrance Drive With Attractive Island & Forecourt

- ♦ Covered Porch
- ♦ Entrance Porch
- ♦ Reception Hall
- ♦ Cloakroom

- ♦ Kitchen / Breakfast Room
- ♦ Larder
- ♦ Utility Room
- ♦ Boiler Room

- ♦ Inner Hall
- ♦ Family Room With Aga
- ♦ Study / Garden Room
- ♦ Dining Room With Fireplace
- ♦ Drawing Room With Fireplace

- ♦ Galleried Landing
- ♦ Roof Terrace
- ♦ Luxurious Master Bedroom Suite With Dressing / Sitting Room & En-suite Shower Room
- ♦ Sewing Room
- ♦ 5 Further Bedrooms
- ♦ 2 Family Bathrooms

The Annexe

- ◆ Entrance Hall
- ◆ Kitchen
- ◆ Sitting Room
- ◆ Inner Hall
- ◆ 2 Bedrooms
- ◆ Shower Room

The Cottage

- ◆ Entrance Porch
- ◆ Entrance Hall
- ◆ Kitchen
- ◆ Sitting Room

- ◆ Landing
- ◆ 3 Bedrooms
- ◆ Family Bathroom

The Tack Room

- ◆ Tack Room
- ◆ Kitchenette
- ◆ Cloakroom
- ◆ Inner Lobby
- ◆ Store
- ◆ 2 Loose Box's

In All Approximately 6,988 Sq Ft

OUTSIDE

The Gardens

- ◆ Impressive Private Access Via Electrically Operated Gates
- ◆ Tree Lined & Wooded Entrance Drive With Attractive Island & Forecourt

- ◆ Simply Sublime Professionally Landscaped Gardens & Grounds Of Approximately 4 Acres Set In Private Rolling Open Countryside & Woodland Affording Awe-Inspiring Panoramic Views
- ◆ Stone Laid Terrace Perfect For 'Al Fresco' Dining With Period Covered Seating Area
- ◆ Swimming Pool With Enclosed Terrace
- ◆ Changing Room
- ◆ Boiler Room
- ◆ Greenhouse
- ◆ Timber Double Garage
- ◆ Concrete Garage & Store

The Paddocks

- ◆ Approximately 22 Acres Of Superb & Varied Paddocks Privately Situated Within Rolling Open Countryside Enjoying Awe-Inspiring Panoramic Views
- ◆ Stunning Natural Pond

The Woodland

- ◆ Approximately 17 Acres Of Delightful & Varied Woodland With A Network Of Private Pathways

Home Yard

- ◆ Opening From Main Driveway
- ◆ Pond Cottage: Kitchen, Sitting Room, 3 Bedrooms, Bathroom
- ◆ Stables / Kennels
- ◆ Barn
- ◆ Log Cabin
- ◆ Roller Garage
- ◆ Double Garage
- ◆ Single Garage
- ◆ Workshop

- ◆ Workshop
- ◆ Enclosed By Woodland

- ◆ Buildings In All Amounting To Approximately 6,709 Sq Ft

North Yard

- ◆ Private Access Driveway Through Woodland
- ◆ Electrically Operated Gated Access
- ◆ Spacious Gravelled Yard / Forecourt
- ◆ Timber Pavilion
- ◆ Cloakroom Block
- ◆ Hay / Machinery Barn
- ◆ Opening To Northern Paddocks & Pond

- ◆ Buildings In All Amounting To Approximately 3,265 Sq Ft

In All Approximately 39 Acres & 16,962 Sq Ft

DEVELOPMENT OPPORTUNITY

Planning permission has been granted for the site. The permission was granted in November 2023 to change the use and convert redundant commercial buildings and create four new dwellings.

PLANNING GRANTED

- ◆ 23/02668/FULMAJ
- ◆ 20th NOVEMBER 2023

Please see the West Berkshire District Council planning portal for full details of the planning permission, quoting the above planning references, or enquire at the offices of Warmingham & Co.

DESCRIPTION

Barn 2

5 bedroom single storey with Standing Seam Zinc Roof and Elevations with Anthracite Aluminum Windows & Doors

4 Parking Spaces, 2 With EV Charging Points and its own Garden

Barn 6

4 bedroom single storey with Standing Seam Zinc Roof and Tiber Boarding with Brick Plinth to Elevations and Anthracite Aluminium Windows & Doors

4 Parking Spaces, 2 With EV Charging Points and its own Garden

Barn 9

2 x 2 bedroom single storey with Standing Seam Zinc Roof and Tiber Boarding with Brick Plinth to Elevations and Anthracite Aluminium Windows & Doors

2 Parking Spaces Each, 1 With EV Charging Points and Their Own Garden

Pond Cottage (Barn 5)

2 bedroom single storey property

2 Parking Spaces, with Certificate of lawful use granted

The design of the development is considered to be in keeping with the rural character of the area. The barns are kept in form and shape and retain their original rural character and setting.



SITUATION

The village of Bradfield, originally Broad Field with church, mill and manorial Bradfield Place (now incorporated into the College), stands around the Pang chalk stream, noted for its Blue Pool a mile or so upstream where natural springs keep the sandy bottom fuming with miniature volcanoes, while a trick of light in the transparent depths produces an intense blue light.

The village has seventh century associations with Abingdon Abbey and after the Norman conquest the manorship became one of the wealthiest, passing into the ownership of the De la Beches of Aldworth, hence the similarity in the fourteenth century workmanship in the nave arcades of both churches. The Parliamentary troops garrisoned in Bradfield overnight in 1644 en route to the second Battle of Newbury. Bradfield Hall was built in 1763 for the natural son of George II whose successor presented the Parish with four Almshouses in 1811, the occasion marked by an inscription.

The Manor eventually came into the possession of Henry Stevens whose great grandson Thomas in 1842 was to change things irrevocably. This remarkable man dominated the local scene for the next fifty years after becoming the squarson, virtually rebuilding the fourteenth century church and opening a school in Bradfield Place itself. The school grew in importance with buildings being added including a Greek theatre and has now become the famous Bradfield College known today, which comprises almost the whole of the central part of the village. It was at this time also, when the Parish was increasing in size, importance and prosperity, that Bradfield Southend became established just one mile to the west on the higher ground.

Bradfield College 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.

In Bradfield Southend there is a village shop and Post Office as well as the Queens Public House. In addition to superb local state schools, locally the area is also extremely well served by an excellent range of private schooling, of particular note; Bradfield College, just down the road from the property, The Oratory, Pangbourne College, Cranford House, The Manor, Moulshford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

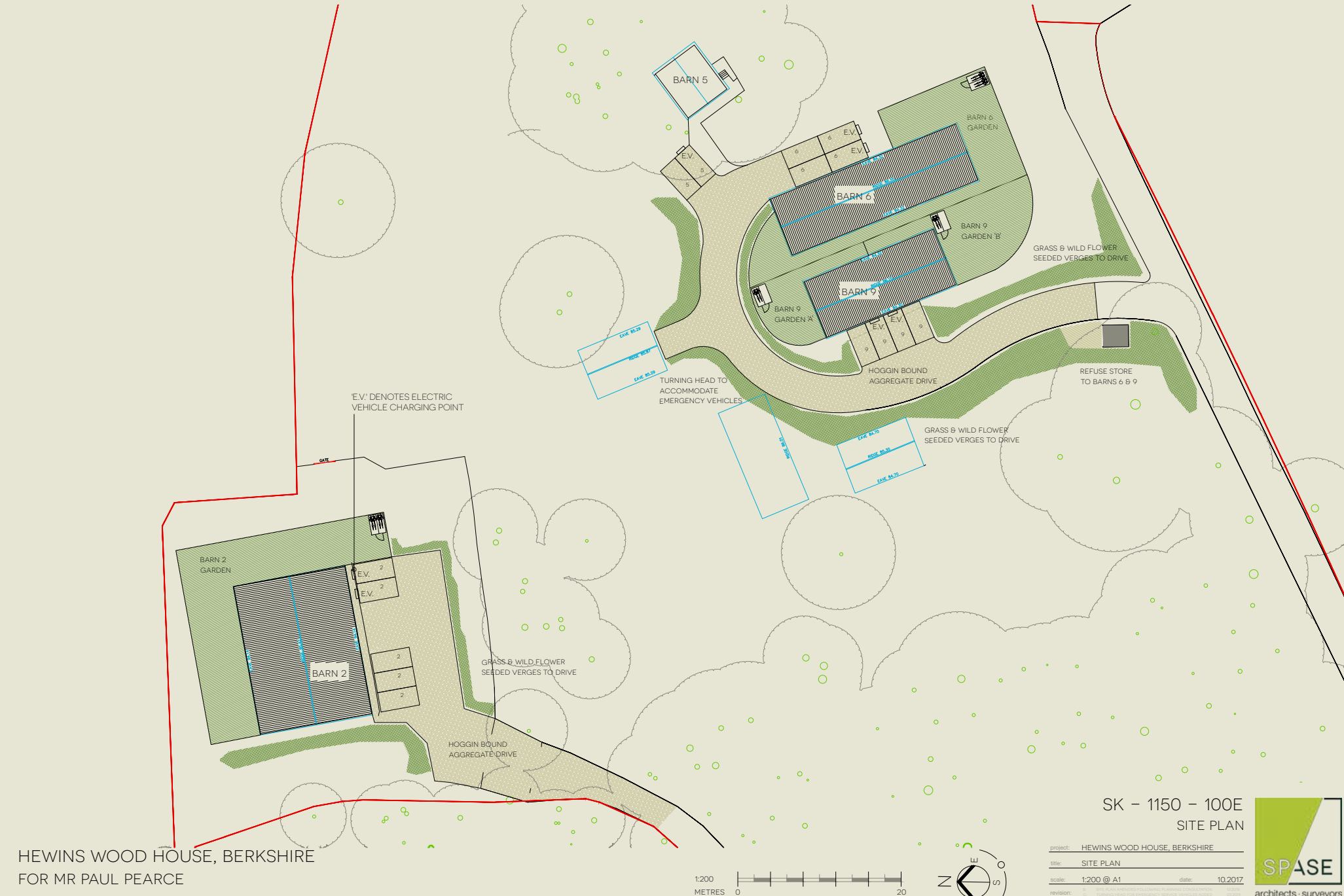
There are excellent road communications, with the M4 an easy drive away as is the county town of Reading. At Pangbourne and Theale there are mainline stations providing commuter services up to London (Paddington) in under the hour.





Promap
LANDMARK INFORMATION

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Plotted Scale - 1:4000. Paper Size – A4



HEWINS WOOD HOUSE, BERKSHIRE
FOR MR PAUL PEARCE

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SK - 1150 - 100E
SITE PLAN

project: HEWINS WOOD HOUSE, BERKSHIRE

title: SITE PLAN

scale: 1:200 @ A1 date:

revision:	B:	SITE PLAN AMENDED FOLLOWING PLANNING CONSULTATION
	C:	TURNING HEAD FOR EMERGENCY SERVICE VEHICLES ADDED
	D:	AMENDMENT / SUP

01225 334222 | 055105@334222.co.uk



architects · surveyors

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PROPERTY DESCRIPTION

Hewins Wood House represents a rare opportunity to acquire a delightful Country Estate of vast proportions in an unrivalled position within an idyllic position in the very heart of the scenic Thames Valley with excellent communications especially for London, Heathrow and the M40 and M4 Motorway networks, and only a short 4 mile drive from a mainline railway station providing direct access to London Paddington within the hour.

Believed to have been originally built in 1895 being of Victorian origins, Hewins Wood House incorporates impressive and attractive architectural features indicative of the era, with many period features throughout such as stylish fireplaces to the dining room and drawing room, and a combination of traditional timber and stone worked floorings and, having been extended in more recent years now combines with flexibly arranged accommodation of approximately 6,988 sq ft to provide for a charming period family residence.

Presently divided into three parts, the main house, the annexe, and the cottage, the property offers would be buyers the opportunity to either enjoy the residence as it presently stands, or create a more unified larger residence for sole enjoyment of the occupiers. Whilst further outbuilding exist, a unique attribute to the property is the attached tack room and loose boxes, enabling ones horses to be kept close by to hand.

Set in the most delightfully private and mature gardens and grounds of approximately 39 Acres, the property faces broadly due south to the rear, with awe-inspiring panoramic views being enjoyed over the terrace and pool, paddocks, woodland, and beautifully landscaped formal gardens.

OUTSIDE

Privately approached via an electrically operated timber five bar gate, the driveway leads through private woodland up to an attractive circular island & forecourt which provides an impressive approach to the main house and ample parking for numerous vehicles.

The formal gardens and grounds to the house amount to approximately 4 acres, surrounding the house and providing for a sheltered and simply stunning outlook. From the rear of the house there is a delightful stone laid terrace which enjoys elevated views over the gardens and pool, and beyond to the southerly paddocks and woodland. Adjacent to the pool and pool terrace a changing room offers convenient amenity to families. Located immediately adjacent to the house there are two garages, one single with a store, and one double, and a greenhouse, servicing a more residential use for potential buyers.

The paddocks, woodland, and natural pond combined amount to approximately 47 acres and are connected to one another by an interesting network of private pathways, affording a unique and enjoyable use of ones own land. Amenities such as water and secure fencing are in situ providing for either permanent equestrian use, or that of another outdoor nature.





There are two private yards found within the estate, 'Home Yard' and 'North Yard'. Both of which are ever so spacious, and in total have outbuildings amounting to a combined approximate size of 9,974 sq ft. Clear potential exists subject to the relevant permissions for further utilisation to suit a number of domestic or commercial requirements.

Home Yard is approached off the main driveway close to the main house and is privately enclosed by woodland. Comprising a 2 bedroom annexe / cottage, a number of workshops, barns, garaging, and stables / kennels. Home Yard affords for an interesting mixture of outbuildings, and would, if so desired, most likely be best utilised to encompass the main residence with more unity looking towards the future, or to serve as home working environment within close walking distance to ones home.

North Yard is separately approached at the front of the estate via its own electrically operated gate and

driveway, again flanked by stunning and private woodland. Located to the far northern corner of the estate North Yard comprises a large forecourt, traditional farming hay / machinery barn of approximately 2,736 sq ft, and a pavilion of approximately 529 sq ft and a cloakroom block. Given its unique location and private approach, North Yard is thought to offer further potential for possible residential conversion in terms of the existing planning permission, subject to the relevant permissions being obtained.

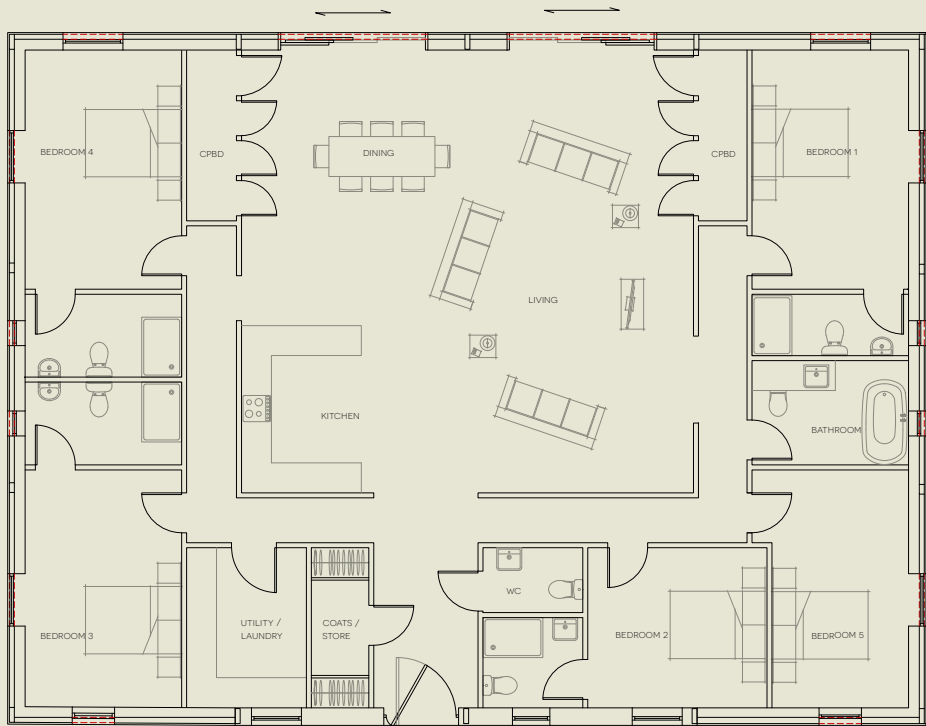
Both private and delightfully attractive, the gardens and grounds are the subject of much care and attention, which will be evident upon viewing. Set in a magnificent elevated setting enjoying awe-inspiring views, the sunsets are just spectacular!

The gardens and grounds extend in all to approximately 39 acres.





Barn 2 Proposed Plans

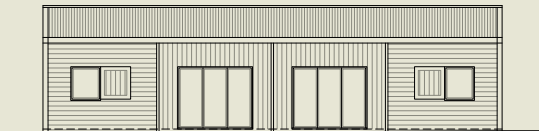


PROPOSED GROUND FLOOR PLAN
1:50 @ A1

HEWINS WOOD HOUSE, BERKSHIRE
FOR MR PAUL PEARCE



PROPOSED SOUTH ELEVATION
1:100 @ A1



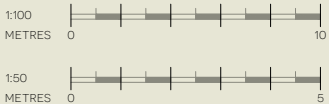
PROPOSED NORTH ELEVATION
1:100 @ A1



PROPOSED WEST ELEVATION
1:100 @ A1



PROPOSED EAST ELEVATION
1:100 @ A1



SK - 1150 - 101D
SCHEME DESIGN

project: HEWINS WOOD HOUSE, BERKSHIRE
title: PROPOSED BARN 2
scale: 1:50 @ 1:100 @ A1 date: 10.2017

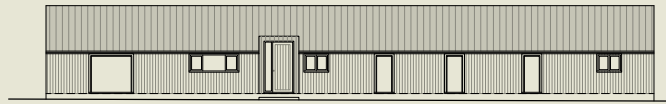
revision: B. PLAN AMENDED FOLLOWING PLANNING CONSULTATION 12.2018
C. AMEND SCALE, INCLUDE FINISHED FLOOR LEVEL 03.2019
D. AMENDED SCHEME, REDUCE GLAZING 07.2019

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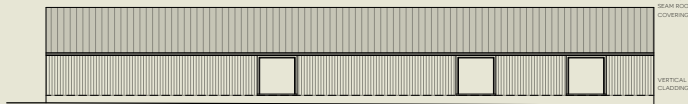
Barn 6 Proposed Plans



PROPOSED EAST ELEVATION
1:100 @A1



PROPOSED NORTH ELEVATION
1:100 @A1



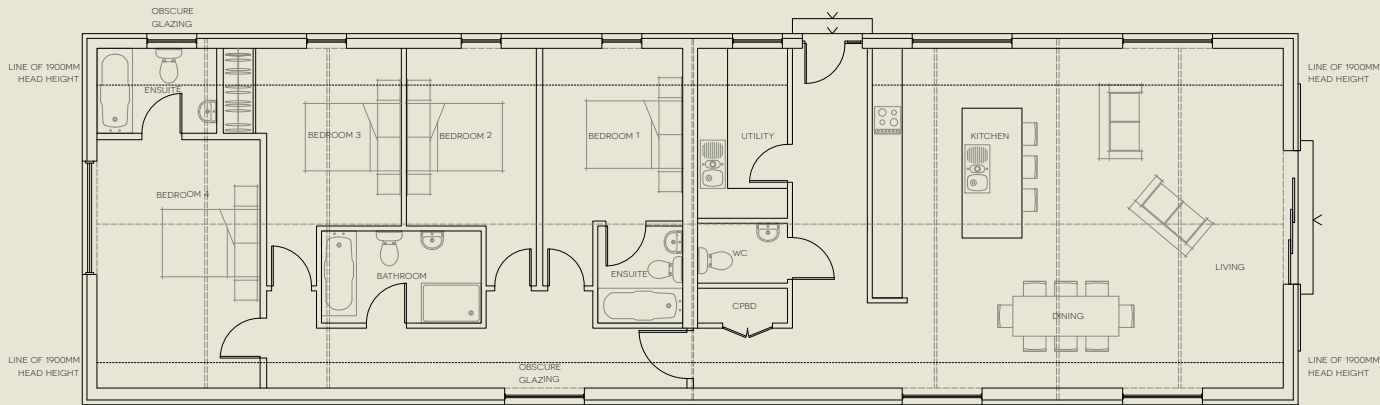
PROPOSED WEST ELEVATION
1:100 @A1



PROPOSED SOUTH ELEVATION
1:100 @A1

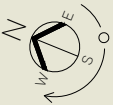
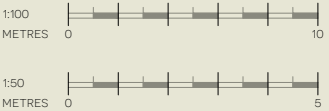


PROPOSED SECTION
1:100 @A1



PROPOSED GROUND FLOOR PLAN
1:50 @A1

HEWINS WOOD HOUSE, BERKSHIRE
FOR MR PAUL PEARCE



SK - 1150 - 103G
SCHEME DESIGN

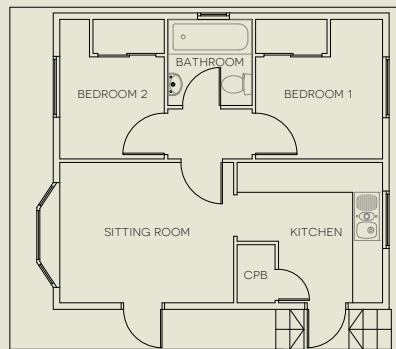
project: HEWINS WOOD HOUSE, BERKSHIRE
title: PROPOSED BARN 6
scale: 1:50 & 1:100 @ A1
date: 10.2017

release: 1. 1:50 & 1:100 @ A1
planning floor level following area
of proposed design

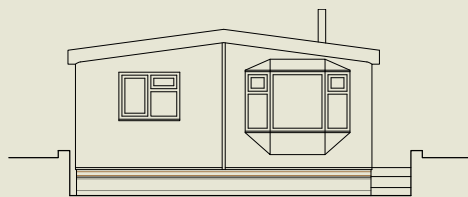
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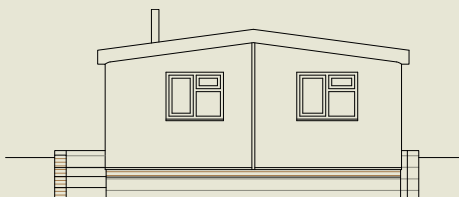




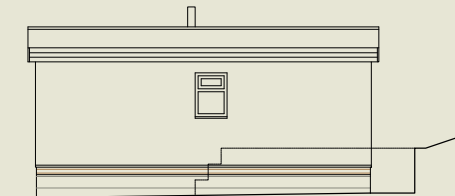
POND COTTAGE FLOOR PLAN
SCALE: 1:50 @ A1



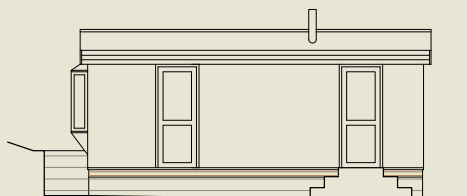
NORTH EAST ELEVATION
SCALE: 1:50 @ A1



SOUTH WEST ELEVATION
SCALE: 1:50 @ A1



SOUTH EAST ELEVATION
SCALE: 1:50 @ A1



NORTH WEST ELEVATION
SCALE: 1:50 @ A1

Pond Cottage (Barn 5)

1:50
METRES
0 5



S - 1512 - 03
MEASURED SURVEY

TITLE: EXISTING POND COTTAGE PLAN AND ELEVATIONS
PROJECT: POND COTTAGE, HEWINS WOOD, READING
CLIENT: MR PAUL PEARCE
SCALE: 1:50 @ A1 DATE: DEC 24 DRAWN BY: LA



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GENERAL INFORMATION

Services: Mains electricity and water are connected to the property. Oil fired central heating and hot water. Private drainage.

Council Tax: H

Energy Performance Rating For The Main House: F / 23

Energy Performance Rating For The Main House Annexe: D / 60

Postcode: RG7 6DH

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. Continue over the river bridge and up to the top of Streatley High Street where at the traffic lights turn left for Pangbourne. On reaching Pangbourne continue straight across at the junction with the High Street and leave the village on the Tidmarsh Road. Continue through Tidmarsh and after passing over the M4 Motorway take the next turning right signposted for Bradfield. On reaching Bradfield College turn right at the crossroads and out of the village as if towards Upper Basildon and Yattendon. Approximately three quarters of a mile after leaving the centre of the village the private drive for Hewins Wood House will be found off to the right 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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