



HAW FARMHOUSE

HAMPSTEAD NORREYS ♦ BERKSHIRE

Warmingham
www.warmingham.com

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HAMPSTEAD NORREYS ♦ BERKSHIRE

Goring-on-Thames (London/Paddington under the hour) 5 miles

♦ Didcot (London/Paddington under the hour) 8 miles ♦

Reading 14 miles (London/Paddington 27 minutes) ♦

M4 at Chieveley (J13) 5 miles ♦ A34 at East Ilsley 4 miles ♦

Newbury 11 miles ♦ Oxford 17 miles

(Distances and times approximate)

Situated in this most popular Berkshire Downland village within the catchment for The Downs Secondary School, boasting an immensely highly regarded Primary School and a Village Shop, surrounded by scenic countryside designated an 'A.O.N.B.' and conveniently placed for access to Newbury, Reading, the M4 (J13), the A34, and nearby mainline railway station in Goring on Thames providing access to London Paddington in under the hour.

A most striking Grade II listed Farmhouse with spacious and characterful 5 bedroom accommodation within a large mature private garden with parking and garage.

- ♦ Reception Hall
- ♦ Living Room
- ♦ Dining Room
- ♦ Kitchen
- ♦ Office/Playroom
- ♦ Rear Lobby
- ♦ Utility Room
- ♦ Cloakroom

- ♦ First Floor
- ♦ Main Bedroom with Dressing Room and Ensuite
- ♦ Second Bedroom with Shower Room
- ♦ 1 Further Bedroom
- ♦ Family Bathroom
- ♦ Shower Room

- ♦ Second Floor
- ♦ 2 Bedrooms

- ♦ Basement

- ♦ Large Mature Garden

- ♦ Parking
- ♦ Garage in Separate Block



SITUATION

The village of Hampstead Norreys lies peacefully in a wooded valley on the upper reaches of the River Pang which runs from its source near Compton through the centre of the village eventually joining the Thames at Pangbourne. Situated in the heart of the Berkshire Downlands, the village is surrounded by scenic undulating countryside designated an "Area of Outstanding Natural Beauty". The village has historic origins, being recorded in the Domesday Book of 1086AD. By the 13th century it was known as Hamstede-Sifrewast, becoming Hampstead Ferrers by 1367 and eventually when the village became part of the great estate of Sir John Norreys of Yattendon in 1450, it became known as Hampstead Norris or Norreys. The fine village church of St.Mary's dates originally from Saxon times with later Norman additions.

Within the more recent years an impressive village hall has been built with superb recreation ground, as well as a delightful C of E Primary School. For secondary education the nearby village of Compton has the Downs Secondary School, which in recent years has established itself as one of the leading secondary schools in the area and now boasts a VI form. 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; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The village also has The White Hart Inn which provides good food and there is an active local community centred round the village hall with an horticultural society, senior citizens club and various sports teams especially cricket.

More recently with Lottery Funding and local participation a Village Community Shop has been opened to great success serving the local needs 7 days a week and staffed by local residents, and duly boasting regular art displays. Close to the village is situated Wyld Court where is located The Living Rainforest, famous for its exquisite rare orchids and tropical flowers.

There are good road communications with easy road access to the surrounding towns, M4 motorway and the fast A34 dual carriageway linking the south coast with Oxford and the Midlands. For rail commuters there are main line stations at Newbury, Pangbourne and Goring, all providing regular services up to London (Paddington). There is also a local bus route service to Newbury. The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

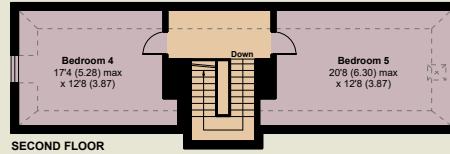




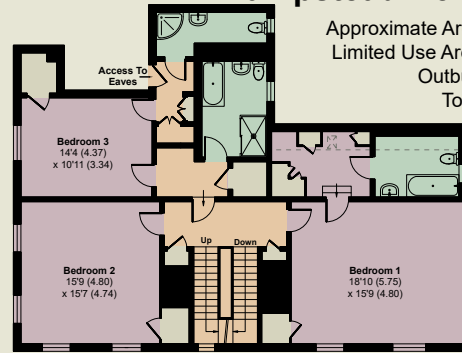
Hampstead Norreys, Thatcham

Approximate Area = 3750 sq ft / 348.3 sq m
 Limited Use Area(s) = 236 sq ft / 21.9 sq m
 Outbuildings = 88 sq ft / 8.1 sq m
 Total = 4074 sq ft / 378.3 sq m

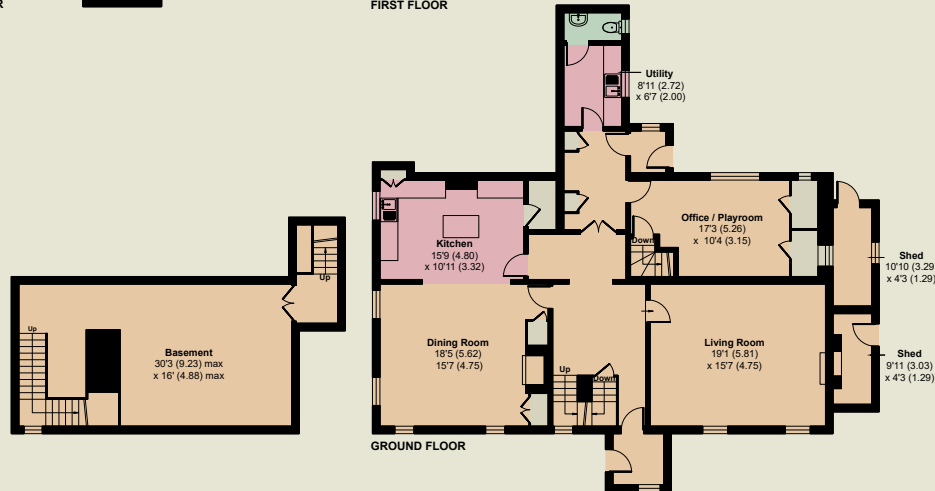
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

GENERAL INFORMATION

Council Tax: F

Energy Performance Rating: D / 67

Postcode: RG18 0TP

Local Authority: West Berkshire District Council

Telephone: 01635 42400

Term: Lets of two or more years preferred

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. At the traffic lights continue straight over onto the Aldworth Road and proceed up Streatley Hill. Continue through the village of Aldworth and out towards Hampstead Norreys and in about 1 ½ miles Haw Farmhouse will be found on 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Knight Frank LLP. REF: 1321718



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