



Carter Jonas

PARKVIEW  
HAMPSTEAD NORREYS ♦ BERKSHIRE

Warmingham  
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# PARKVIEW

HAMPSTEAD NORREYS ♦ BERKSHIRE

Goring on Thames (London/Paddington under the hour) 6 miles  
♦ Didcot (London/Paddington under the hour) 8 miles ♦  
Reading 14 miles (London/Paddington 27 minutes) ♦ M4 at Chieveley (J 13 ) 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, now 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 characterful 4 bedroom family house enjoying glorious country views with substantial additional accommodation in the form of a well-appointed detached Victorian Chapel, all set in mature gardens & grounds of approximately 0.88 Acres with gated driveway, detached double garage and games room.

- |   |  |
|---|--|
| ♦ Elevated Position with Magnificent Open Views | ♦ Detached Victorian Chapel of 1450 sq ft              |
|   | ♦ Open Plan Studio                                     |
| ♦ Reception Hall/Family Room                    | ♦ Stylish Kitchen & Bathroom                           |
| ♦ Sitting Room                                  | ♦ Mezzanine floor with two rooms                       |
| ♦ Dining Room                                   | ♦ Basement Gym   |
| ♦ Kitchen                                       |  |
| ♦ Cloakroom                                     | ♦ Private Gravelled Driveway                           |
|   | ♦ Detached Double Garage                               |
|   | ♦ Games Room   |
| ♦ Master Bedroom with Shower                    |  |
| ♦ 3 Further Double Bedrooms                     | ♦ Additional Garage/Store                              |
| ♦ Family Bathroom                               |  |
| ♦ Cloakroom                                     | ♦ Mature Gardens & Grounds of approximately 0.88 Acres |





## 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.

An impressive village hall has been built with superb recreation ground, as well as a 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 boasts a VI form. In addition to having its own well revered primary school and secondary school locally, the area

is also extremely well served by an excellent range of both state and private schooling, of particular note; Bradfield College, Pangbourne College, Downe House, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & 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. 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.

Nearby is Wyld Court, home to 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.







## PROPERTY DESCRIPTION

Parkview affords an unusual opportunity to acquire a characterful family home with superb additional detached accommodation in the form of both a Victorian Chapel and double garage with room above.

The main house has double front doors opening into a spacious Reception Hall/Family Room with decorative fireplace. Off this is the double aspect main Sitting Room with fireplace, and large Dining Room leading on to the Kitchen with solid wood units, rear door and Cloakroom. To the first floor the staircase splits, with a large galleried landing. The Master Bedroom has a Shower En-suite, with a

separate loo from the landing. There are 3 further Double Bedrooms and a family Bathroom, with all rooms enjoying magnificent views over the adjoining farmland to the rear or open countryside to the front.

The Chapel is an impressive building full of character, and affording a remarkable further 1450 sq ft ideal for a wide variety of uses. The accommodation comprises a basement room used as a gym, open plan studio, large kitchen with doors opening into the garden, contemporary bathroom suite and mezzanine floor laid out as two rooms.





## OUTSIDE

With a long part-walled frontage, the house is elevated from the road with a banked front garden and and is approached over a sweeping gravelled driveway with electric sliding iron gate, leading to the detached Double Garage with staircase to games room above. To one side sits a large level principle lawned garden, wonderfully secluded by mature trees and hedging, and adjoining a further private orchard area.

The gardens wrap themselves around all sides of the house, with paved patio terraces on both sides providing the perfect spot for outside dining and entertaining. A small lawn runs along the rear of the house, immediately adjoining open farmland affording magnificent views and a tranquil setting. To the further side of the house is an additional 5-bar gated entrance, opening into a useful working / bonfire area with block built garage/store. In all the grounds amount to approximately 0.88 Acres.





# Parkview, Hollingsworth, Hampstead Norreys, Thatcham, RG18 0SJ

Approximate Gross Internal Area

Main House = 167.3 sq m / 1801 sq ft

Old Chapel = 134.7 sq m / 1450 sq ft (Excludes Void)

Garage Floor = 54.6 sq m / 588 sq ft

Outbuilding = 17.6 sq m / 189 sq ft

Total = 374.2 sq m / 4028 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 193420

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage are connected. Central Heating & Hot Water from Oil fired boilers located externally to both the House and the Chapel. Bottled gas for hob.

**Council Tax:** F

**Energy Performance Rating:** E / 48

**Postcode:** RG18 0SJ

**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. At the traffic lights continue straight over onto the Aldworth Road and proceed up Streatley Hill. Continue through the village of Aldworth and in a further 3½ miles on reaching Hampstead Norreys continue down the hill and through the village. On reaching the mini-roundabout, turn left towards Newbury. Follow the road out of the village for approximately half a mile, where Parkview will be found on your 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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