



High Chimneys South Wing  
Davis Street, Hurst  
Reading  
**RG10**



# Major portion of historic listed manor house, excellent for commuting.



*Winnersh 1 mile (main line trains to London Waterloo), Twyford 2 miles (main line trains to London Paddington), Reading 5 miles, Henley-on-Thames 9 miles (All distances and timings are approximate)*





## The property

High Chimneys is an historic Grade II listed country house of which the South Wing forms the major portion, North Wing being the only other portion. South Wing has the characteristics of a Jacobean/Elizabethan property including high ceilings, exposed timbers, leaded light windows and working window shutters, with impressive fireplaces and solid oak floors. There is a magnificent solid oak staircase and wonderful brickwork making for very handsome wisteria-clad elevations.

There is a well fitted kitchen/breakfast room full of period features complete with 4-oven Aga, a snug/TV room and a substantial utility room at lower ground floor level. Up the staircase to the first floor are two formal principal reception rooms comprising the drawing room and formal dining room both with original fireplaces, and a study. On the second floor is the principal bedroom suite and a guest bedroom suite, both with feature fireplaces and freestanding baths. There is also a separate family shower. On the third floor there are two additional double bedrooms, one with an ensuite bathroom, and a further double room which could either be used as another sitting/TV room or bedroom 5.

## Gardens and grounds

A triple garage and useful outbuildings (with lapsed planning permission to convert to office/ancillary) with a vegetable garden close by. The front of the house has a magnificent flagstone terrace, and the principal lawned gardens lie to the rear of the property with a pleasant mixture of herbaceous borders and mature trees, providing several areas for al fresco entertaining including a Julian Christian garden building with dining seating for 10. For cricketers there is the added benefit of an established cricket net within the grounds.



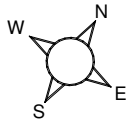
## Situation

High Chimneys is situated down a shared private driveway with mature tree cover and lovely gardens providing privacy. It adjoins Dinton Pastures Country Park, providing over 300 acres of public amenity and woodland walks with lakes and other activities available.

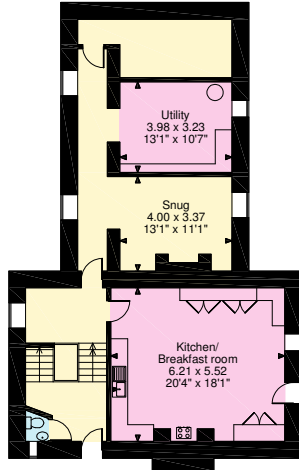
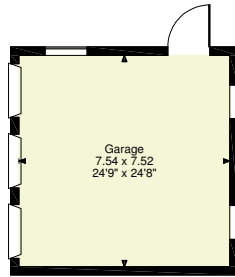
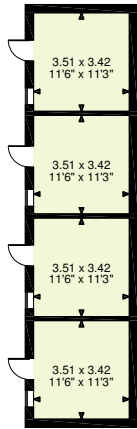
The picturesque village of Hurst is complete with the local cricket ground and duck pond, a village store (with Post Office), an independent bakery and primary school. Close-by there is an abundance of country walks and quiet lanes for cycling along with several proper country pubs.

High Chimneys is very well situated for access to main line train services to London Paddington and Waterloo and for links via the M4 (junction 10) to London and the Home Counties.

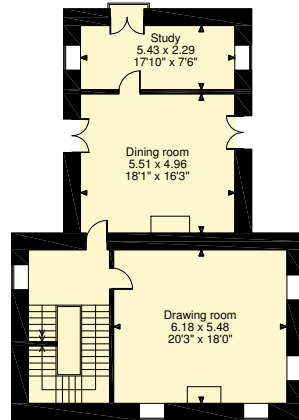
High Chimneys, East Wing, Davis Street, Reading  
 APPROXIMATE GROSS INTERNAL FLOOR AREA  
 Main House = 349sq.m (3,753sq.ft)  
 Garage = 57sq.m (610sq.ft)  
 Stable Block = 50sq.m (533sq.ft)



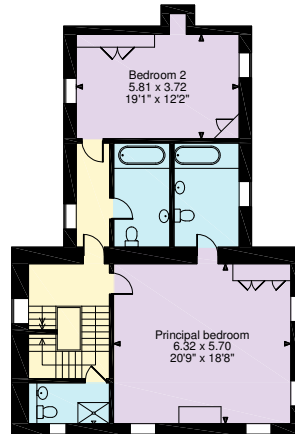
STABLE  
BLOCK



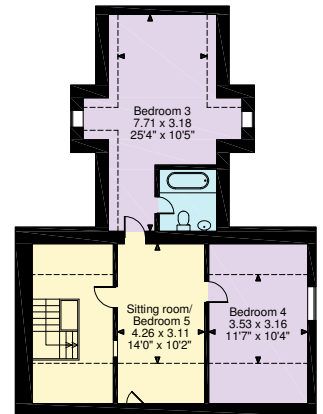
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

□ □ □ □ notes restricted head height

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## Directions (RG10 0TH)

From the centre of Twyford proceed towards the station and turn right onto the A321. Follow the road out of the village and then fork right on the B3030 signposted Winnersh and Arborfield (Lodge Road). Continue past the Elephant & Castle public house. Follow the road into Davis Street, passing the Jolly Farmer, and turn right signposted Dinton Pastures Country Park. Turn immediately left down and drive with black and white posts, round a right-hand bend with iron railings, and proceed into the gravelled shared driveway for High Chimneys.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in

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the sale. All other items are specifically excluded from the sale but may be available by separate negotiation.

### Viewing

Strictly by prior appointment with Sole Agents, Knight Frank LLP

### Local Authority

Wokingham District Council

### Services

Mains water and electricity, private drainage, oil fired central heating.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2020. Photographs and videos dated September 2020.

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