



Great House Cottage • Bradfield • Berkshire

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Enjoying a secluded and idyllic location, surrounded by its own grounds, with fine views over undulating wooded countryside.

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Total : 5,795 sq ft / 538 m<sup>2</sup>  
Main house 3,523 sq ft / 327 m<sup>2</sup>  
Barn/Annexe 1,379 sq ft / 128 m<sup>2</sup>  
Outbuildings & stables 893 sq ft / 83 m<sup>2</sup>

**Gardens & Grounds extending to 4 acres/1.65 ha, including paddocks of 2.5 acres/1.02 ha (approximately)**

Pangbourne 4.7 miles • Reading 8 miles • M4 (jct 12) 10 minutes' drive • Theale Station 4.4 Miles.  
(all distances & times are approximate)

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Your attention is drawn to the important notice on page 11





A uniquely beautiful 6 bedroom 17th century country house and barn, with some later additions. Valuably unlisted.

Great House Cottage enjoys a secluded and idyllic location, surrounded by its own grounds, with fine views over undulating wooded countryside.

Set on high ground, and entered from a long private drive, with no visible near neighbours.

The two paddocks have been well-maintained with separate access for horses and maintenance from the stable yard which has a concrete apron, 3 generous loose boxes, and a large hay store at one end.

There are lots of footpaths in the area and adjacent bridleway for the equestrian enthusiast.

There are many large windows and high ceilings throughout, giving lots of light, very important for this period of property.

Previous owners constructed a large building in the form of a barn/annexe which has been converted to useful ancillary accommodation. This has been designed to create two studio apartments.

#### Special features:

- The drawing room has a large wood burning stove situated within a fireplace with oak beam across and French doors opening onto the rear terrace and gardens
- There is a large kitchen/breakfast room fitted with; Neff stainless steel 3 oven cooking range, 6-ring gas hob within a range area with extractor over, fitted ceramic butlers sink, Siemens dishwasher, large windows overlook the gardens, a French door gives access to a very pretty Amdega conservatory which is primary double glazed with polished slate flooring and pair of French doors open onto a sun terrace with plenty of room for summer dining
- Sitting room is fitted with a wood burning stove on a raised hearth with brick surround
- A series of bi-fold doors separate the drawing room and sitting room
- A large laundry room with plumbing for washing machine, vent for tumble dryer, ceramic sink unit, hardwood polished worksurfaces, island unit with range of cupboards under, open cupboard for boots and coats
- Large landing to the first floor with original Victorian fireplace, one corner fitted with a study unit
- The master bedroom suite is spacious, with a vaulted ceiling, and windows on all sides giving views over the grounds and the countryside beyond. The splendid ensuite bathroom has a large shower and period style bath tub. A separate dressing area fitted with cupboards and drawers



- The bedrooms are all large doubles
- In the main house there is under-floor heating in the drawing room, sitting and dining areas, with oak flooring throughout
- The inner hall, rear lobby and kitchen have blue and red diamond pattern quarry tiled flooring, in the traditional manner

**Summary of accommodation:**

**Main house:** Reception hall, drawing room, sitting room, dining area, family room, conservatory, kitchen/breakfast room, laundry room, 2 cloakrooms, rear lobby, 4 double bedrooms, to include principal bedroom suite with bathroom and dressing room, family bathroom, ensuite shower room to guest bedroom.

**Barn/Annexe self-contained studio apartments:** Communal entrance hall.

Ground floor: Large living/bedroom area with glazed bi-fold doors to the front, kitchenette, bathroom.

First floor: Large living/bedroom area, kitchenette, shower, WC, balcony.

**Gardens and grounds:** Very pretty gardens, lots of lawns, herbaceous borders, large flagstone terrace, easy access to paddocks, stable block with 3 loose boxes, mounting block, and concrete apron. The property is surrounded by specimen trees; oak, chestnut, horse chestnut and beech. To the rear of the barn is a productive vegetable garden and greenhouse. A loggia runs from the main house central terrace area with brick columns, and wisteria. To one end of the garden is a pretty duck pond with lilies. Greenhouse with raised vegetable beds. The entrance from the bridleway has a pair of electrically operated 5 bar gates and to one side of the stable block are 2 lock-up stores, and a large log store.

**Gardens & Grounds extending to 4 acres/1.65 ha, including paddocks of 2.5 acres/1.02 ha (approximately)**

**Note 1.** The bridleway which runs past the property is owned by West Berkshire Council.

**Note 2.** The barn/annexe shall not be sold, leased, or rented or otherwise be separately disposed of, and no separate residential curtilage shall be created.

**Local facilities:** This area is known for fine restaurants and period pubs. Stanford Dingley is a short distance by car with its famous 16<sup>th</sup> century pub, The Old Boot Inn and the 15<sup>th</sup> century pub, The Bull Inn.

In nearby Chapel Row is the Gastro Pub; The Bladebone, and The Blackbird Cafe. There is also a health centre, and in Bradfield Southend, a community owned and run Post Office and general store all within a few minutes' drive.

This area is positioned with extremely convenient road links to the M4 and A4. Heathrow airport is less than an hour's drive. Both Pangbourne and Theale have train stations offering fast commuter links to Reading, Oxford and London Paddington.

There is a first-class fitness and tennis centre at Bradfield College which is open to membership with a fine indoor swimming pool, gym, squash courts, indoor and outdoor tennis courts. There are also plenty of golf courses in the area.

Waitrose and Sainsbury's are within easy driving distance.



Pangbourne village is 10 minutes' drive and has a fabulous selection of award-winning specialist shops, restaurants, riverside pubs, health centre, dentists, and hairdressers.

**Schools:** Excellent schools abound within easy driving distance to include; Bradfield College, Pangbourne College, Downe House, St Andrew's Prep School, Cranford House, Moulsoford Preparatory School for Boys, The Oratory School, Brockhurst & Marlston House Preparatory School & Elstree Prep School. There are primary schools at Upper Bucklebury, Upper Basildon, & Bradfield Southend.

**Directions:** From the offices of Dudley Singleton & Daughter, cross over the mini roundabout, turn right up Pangbourne Hill, turn left into Bere Court Road. Proceed along this road to the crossroads and proceed straight over into Dark Lane. Proceed over the next crossroads into Back Lane, and a short distance along on the right-hand side you will find a Bridleway, turn right. Proceed up this track and Great House Cottage is on your right-hand side with two 5-bar gates.

**Post Code:** RG7 6DJ

**Tenure:** Freehold

**Services:** Mains electricity, water, septic tank drainage, propane gas for cooking and central heating (separate central heating system to the barn/annexe). Pressurised water system throughout the main property.

**EPC Rating:** E

**Local Authority & Council Tax Band:** West Berkshire, Band H.

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.





Dudley  
**Singleton  
& Daughter**  
The Country Agent



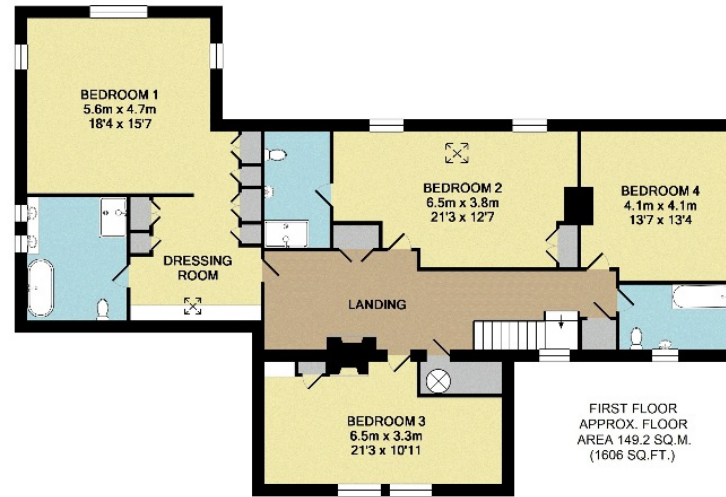
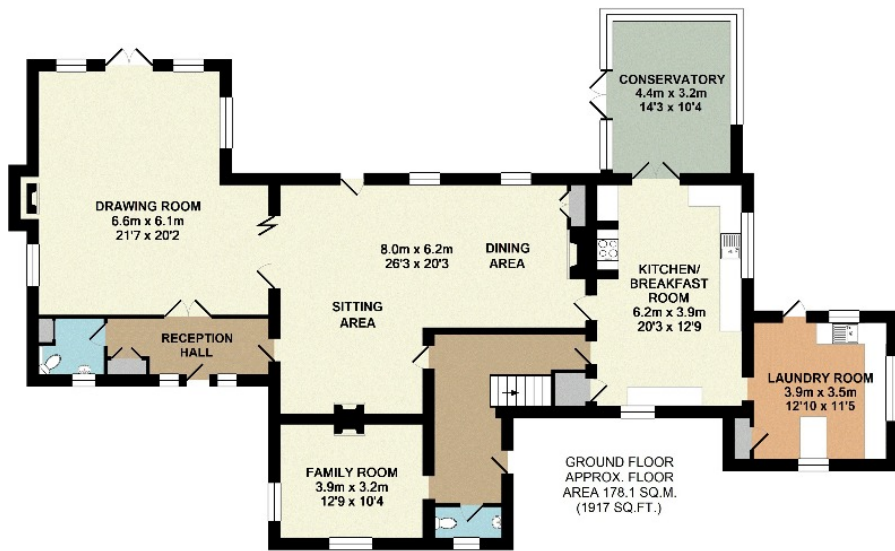


NOT TO SCALE  
For identification purposes only and cannot be relied upon as correct.  
Purchaser(s) must refer to the Land Registry title plan.

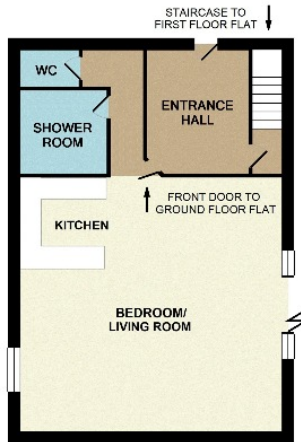






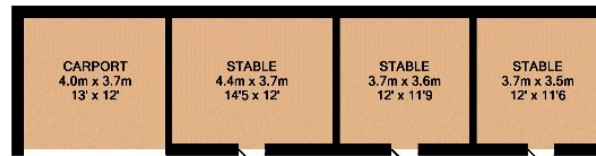


BARN  
GROUND FLOOR STUDIO  
FLAT APPROX. FLOOR  
AREA 75.2 SQ.M. (809 SQ.FT.)



BARN  
FIRST FLOOR STUDIO  
FLAT APPROX. FLOOR  
AREA 53.0 SQ.M. (570 SQ.FT.)

TOTAL APPROX. FLOOR AREA 538.5 SQ.M. (5795 SQ.FT.)  
 MAIN HOUSE APPROX. FLOOR AREA 327.3 SQ.M. (3523 SQ.FT.)  
 BARN - GROUND AND FIRST FLOOR STUDIO FLATS APPROX. FLOOR AREA 128.2 SQ.M. (1379 SQ.FT.)  
 OUTBUILDINGS AND STABLES APPROX. FLOOR AREA 83.0 SQ.M. (893 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. Produced for Singleton and Daughter Estate Agents.



STABLES  
APPROX. FLOOR  
AREA 57.5 SQ.M.  
(619 SQ.FT.)



STORE  
APPROX. FLOOR  
AREA 25.5 SQ.M.  
(274 SQ.FT.)

Viewing by  
arrangement with  
vendor's agents;  
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**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only - sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.

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