



Homeleigh • North Street • Englefield • Berkshire

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Set in a pretty and sought-after period hamlet, this is a superb 5 bedroom detached Victorian house, with some later additions. Thoroughly refurbished and renovated to exacting standards throughout.

Theale train station 1 mile (journey to Paddington 40 minutes) • M4 (junc. 12) 5 minutes' drive • Pangbourne 3 miles / 5 minutes' drive • Reading 5 miles • Walk to farm shop & cafe
(all distances/timings approximate)

2,874 sq ft / 267m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



A splendid 5 bedroom detached Victorian house, with some later additions. Set on a sleepy, peaceful lane, with surrounding farmland mainly owned by Englefield Estate.

Homeleigh has undergone a tasteful and thorough restoration and refurbishment with interior and exterior decoration to a very high standard, yet keeping many of the period features of the original property. It is true to say this house is immaculate.

North Street is a pretty sought-after period hamlet, set well away from busy roads, rural by nature with byways and public footpaths giving access to numerous walks, yet easily accessible by road and rail to major centres of commerce.

Special features:

- Spacious drawing room with open fireplace and tiled hearth, and French doors opening onto a paved terrace in the rear gardens
- Kitchen/breakfast is double aspect with views of the front garden, across the lane, hedgerows, and fields beyond, and a large window overlooking the rear gardens. Refitted of recent times, with appliances to include; Rangemaster cooking range, fridge, freezer, fitted dishwasher, and large larder unit.
- Music room/play room with French doors opening onto the rear terrace
- Replacement double glazed windows throughout, yet sympathetic to the period
- Family bathroom with a Victorian style bathtub on ball and claw feet
- Pull down loft ladder, to part boarded loft
- Utility room with sink and plumbing for washing machine and tumble dryer and door to garden



- Substantial double detached garage, with an additional utility area with power and light and French doors opening onto garden. Internal steps lead up to a useful room presently used for storage, with Velux windows on 2 sides, lights, and power

Summary of accommodation: Reception hall, drawing room, family room, music/play room, kitchen/breakfast room, utility room, cloakroom, 5 double bedrooms, family bathroom, ensuite shower room to bedroom 1.

Detached double garage with utility area, and stairs to storage area above.

Gardens: Front garden is laid to lawn, with a lavender hedge. Wide 5 bar gated entrance to the driveway and garage. Further pair of solid wood gates that open to a gravel drive for parking a motor home, caravan, etc.

Rear gardens have large lawn, timber garden store, small greenhouse, stone paved terrace, high fences, and hedging give complete seclusion. Access to rear gardens on both sides of the property.

Local facilities: Walking distance to Cobbs Farm shop with butchers, greengrocers, fishmongers, deli, cafe/restaurant, and fitness studio. Englefield has an excellent village garden centre, a village store and café.

Situated close to Theale, with a good range of shops including a Co-op, an excellent medical centre, and a fine old 18th century pub, The Bull. It is only a mile to the train station, which offers fast links to London Paddington in only 40 minutes.



There is easy connection to the M4 at Junction 12 enabling access to London and Heathrow.

A large Sainsbury's supermarket, and an Ikea store are just 2 miles away.

There is an excellent sporting complex open to public membership at Bradfield College with indoor and outdoor tennis courts, squash, indoor swimming pool, fitness centre, 9-hole golf course, etc.

Schools: The sought-after Englefield Primary School is close by, as is Theale Primary School which has been Ofsted rated "Outstanding".

St Andrew's Preparatory School is only a few minutes' drive, as are Pangbourne College, Bradfield College and Brockhurst & Marlston House Schools. There is also The Oratory School, St Finians, Cranford House, Moulsoford Boys School, Downe House, all within easy driving distance.

Directions: With Cobbs Farm shop RG7 5EA on your right, take the next right hand turning, signposted North Street. Follow the road, into the village, passing a number of period properties, and Homeleigh will be found on the right-hand side.

What3words: straw.kick.coats

Post Code: RG7 5EX

Tenure: Freehold

Some material information to note:

Property construction; Rendered brick and block construction, under a tiled roof. Oil fired central heating and hot water.

Mains water, mains electrics, mains drainage.

There is a detached double garage and driveway parking.

Broadband: High speed Gigaclear is available to connect. BT home hub connected.

We are not aware of any issues with mobile signal.

The government portal states this as a very low river flood risk postcode.

The property is not listed

The property is not in a conservation area.

There are no Tree Preservation Orders listed for the site.

EPC Rating: D

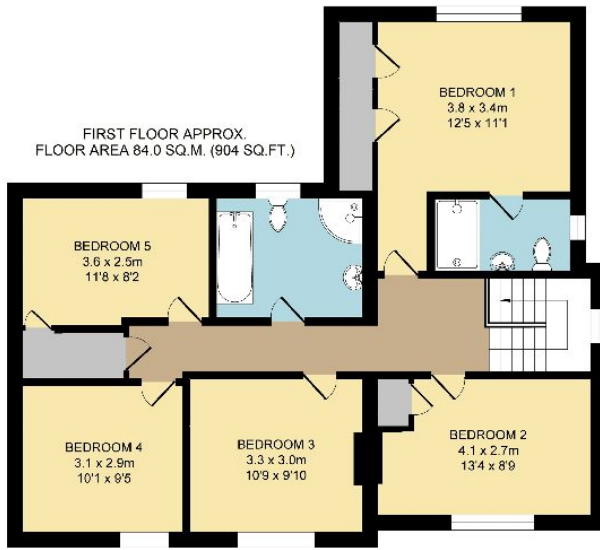
Council Tax & Band: West Berkshire, Band D

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

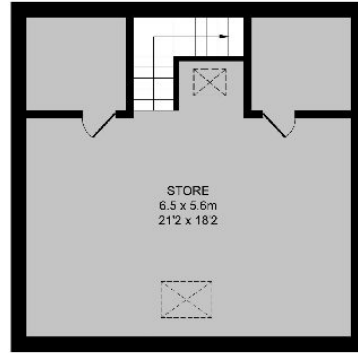




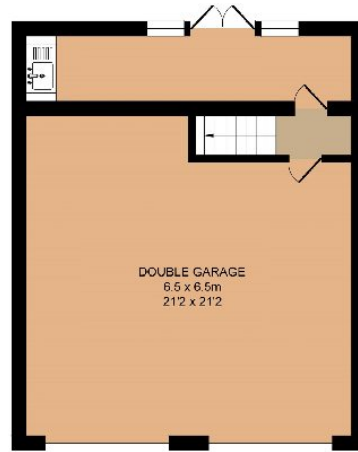
FIRST FLOOR APPROX.
FLOOR AREA 84.0 SQ.M. (904 SQ.FT.)



TOTAL APPROX. FLOOR AREA 267.0 SQ.M. (2874 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.
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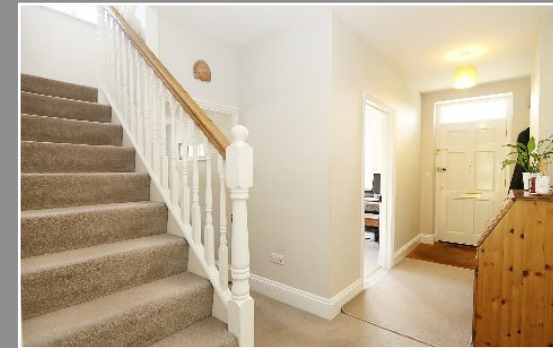
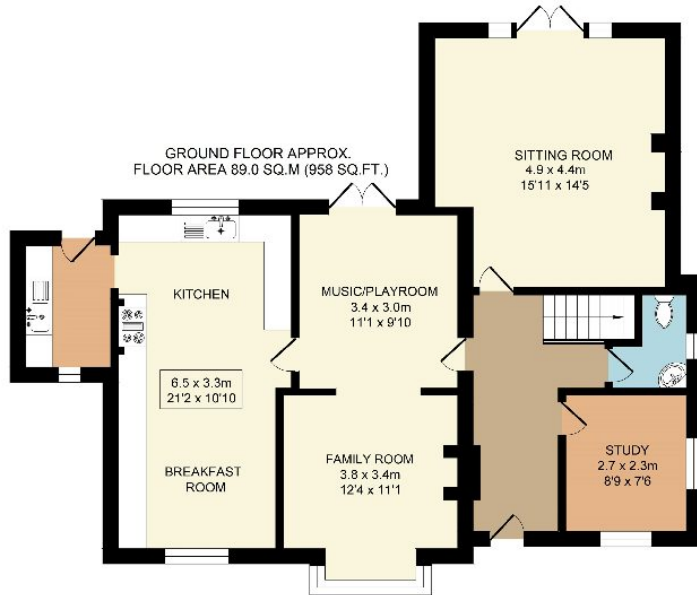


GARAGE APPROX. FIRST
FLOOR AREA 42.0 SQ.M. (452 SQ.FT.)



GARAGE APPROX. GROUND
FLOOR AREA 52.0 SQ.M. (560 SQ.FT.)

GROUND FLOOR APPROX.
FLOOR AREA 89.0 SQ.M. (956 SQ.FT.)



Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

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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:

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