

HURST LODGE

BERKSHIRE



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Twyford 2 miles (London Paddington from 28 minutes), Henley-on-Thames 7 miles,
Reading 7 miles, Ascot 9 miles, London Heathrow 20.7 miles, London 35 miles
(All distances and times are approximate)

Beautiful Georgian Country House set in stunning private grounds

Main House

Reception hall • drawing room • sitting room • panelled dining room • reading room • family room • morning room • kitchen/breakfast room
Master bedroom suite with en suite bathroom and dressing room • 11 further bedrooms and 9 further bathrooms over 2 floors

The Gardeners Cottage

4 bedrooms • bathroom • kitchen • breakfast room • sitting room • workshop

Coach House and Flat

Garaging and pair of one bedroom guest/staff flats

Barns and Stables

Extensive garaging • former squash court • 4 bay barn with 2 stables • storage barn
livestock barn • former dairy barn and greenhouse

Outside

Stunning gardens and grounds including paddocks • ponds and woodland • main entrance with electric gates and additional farm entrance

In all about 45.87 acres

House 15,356 sq ft (1,427 sq m)

Total 29,868 sq ft (1426.61 sq m)



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SITUATION

Hurst Lodge is one of the principle houses in the village of Hurst. This Berkshire village has fine local facilities including a village shop, local inns, cricket ground and a highly regarded primary school and Dolphin Prep School. Reading, Twyford and Maidenhead are readily accessible with fast trains to London Paddington with Crossrail Services from 2020/2021. There are further cultural, educational and shopping facilities at Bracknell, Wokingham and Henley-on-Thames.

HISTORY

Hurst Lodge was built by John Barker and dates back to 1580, during the reign of Elizabeth I. The house was passed to Lady Cardross who was the late 4th Countess of Buchan and then in turn to the Palmer family in the 1740s. They remained at the property until around 1919 when it was sold to Sir Philip Martineau and was briefly known at this time as Hurst Court. Just before the Second World War, James Palmer-Tomkinson bought the property, before passing it to his daughter, Lady Ingram, in the 1950s whose family remained then at the property for about 50 years.

SCHOOLS

There is an excellent local selection of schooling with Oratory, Bradfield and Pangbourne College in Reading, Eton College and Papplewick in Windsor, St George's in Ascot and Wellington College in Crowthorne.

SPORTING AND RECREATIONAL

Sporting and leisure facilities in the area are first-rate, with Golf at Sunningdale, Wentworth, and more locally at Wokingham and Temple. The Black Swan Sailing Club and Dinton Pastures Country Park are in Hurst, providing access to a range of country pursuits including walking and riding, in addition to an extensive network of bridleways and footpaths locally.

Racing is at Ascot, Newbury and Windsor. Polo at Guards and The Royal Berkshire Polo Club in Windsor and Ascot Park. There is also boating on the River Thames.

Communications are readily accessible, with good access to the M4, M40, M3, M25 motorway network and Heathrow and Farnborough Airports. Reading and Twyford stations give access to Paddington from 28 minutes (Crossrail services from 2019), with Reading also providing access to Waterloo.





DESCRIPTION

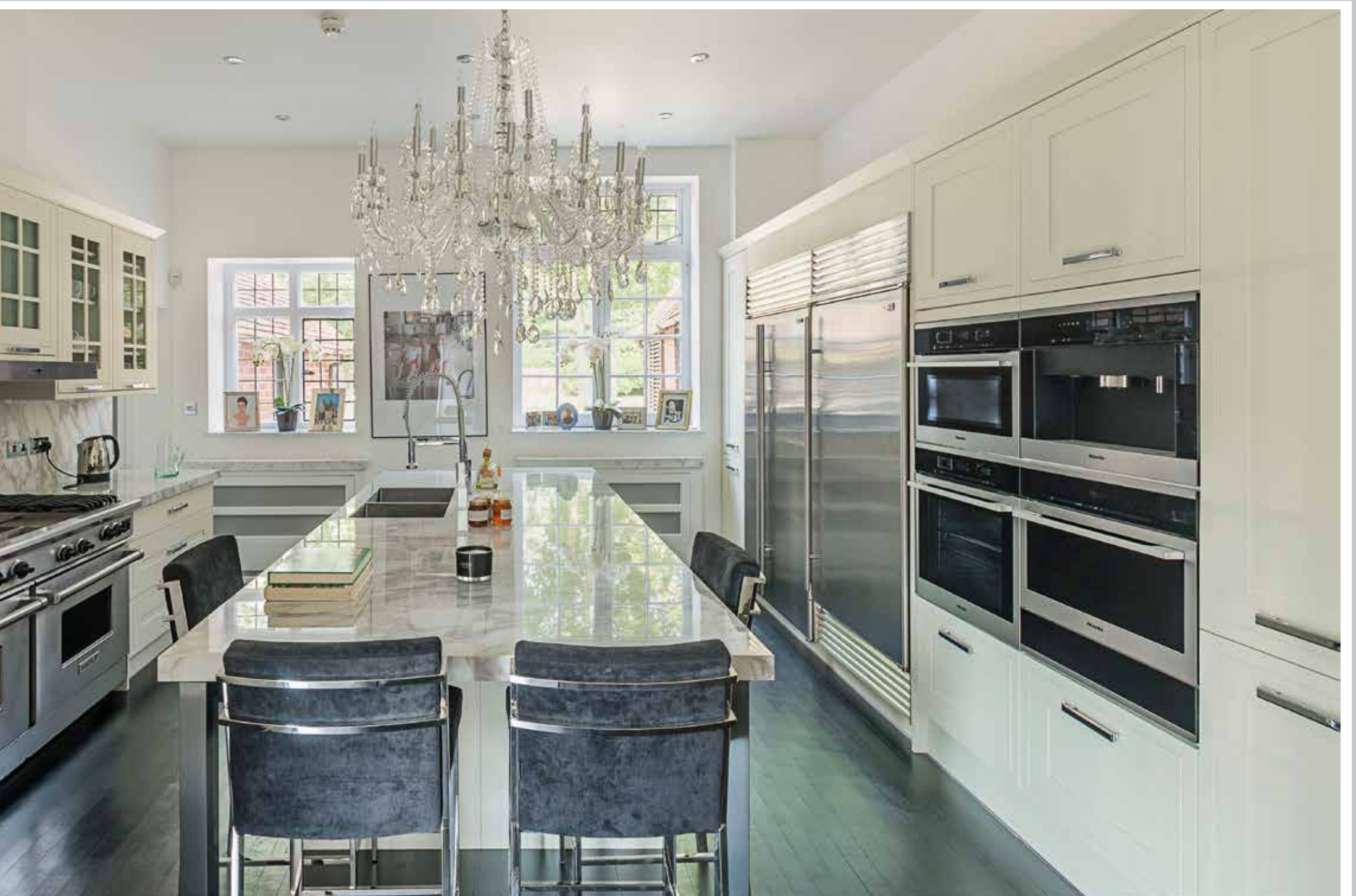
Hurst Lodge is Grade II* listed and understood to date back to 1580. The property has been enlarged over the years, with a classic Queen Anne facade added in 1700 and a further substantial extension added between 1927 and 1936. Arranged over three floors, the accommodation is classically proportioned of its time and the main reception rooms all benefit from lovely high ceilings and a wonderful southerly aspect over the gardens and grounds beyond.

The property abounds with period features and elegance, including Delft tiling, 17th Century oak panelling and original fireplaces. Over recent years the property has undergone considerable modernisation.

The main house is entered through the grand reception hall, with an open fire, wood block parquet herringbone pattern floor and 17th Century panelling. An inner hall gives access to the main reception rooms, individually styled, the dining room has panelling and a chequer board pattern floor and the drawing room has a spectacular vaulted ceiling with a large feature window. The kitchen has modern appliances. The bedroom accommodation is spread over two floors and combines generously proportioned rooms, many with en-suite bathrooms, and an impressive master suite.

There is good secondary accommodation with a four bedroom Gardener's Cottage and the old Coach House which is in need of restoration and was formally arranged as two 1 and 3 bedroom self-contained flats.







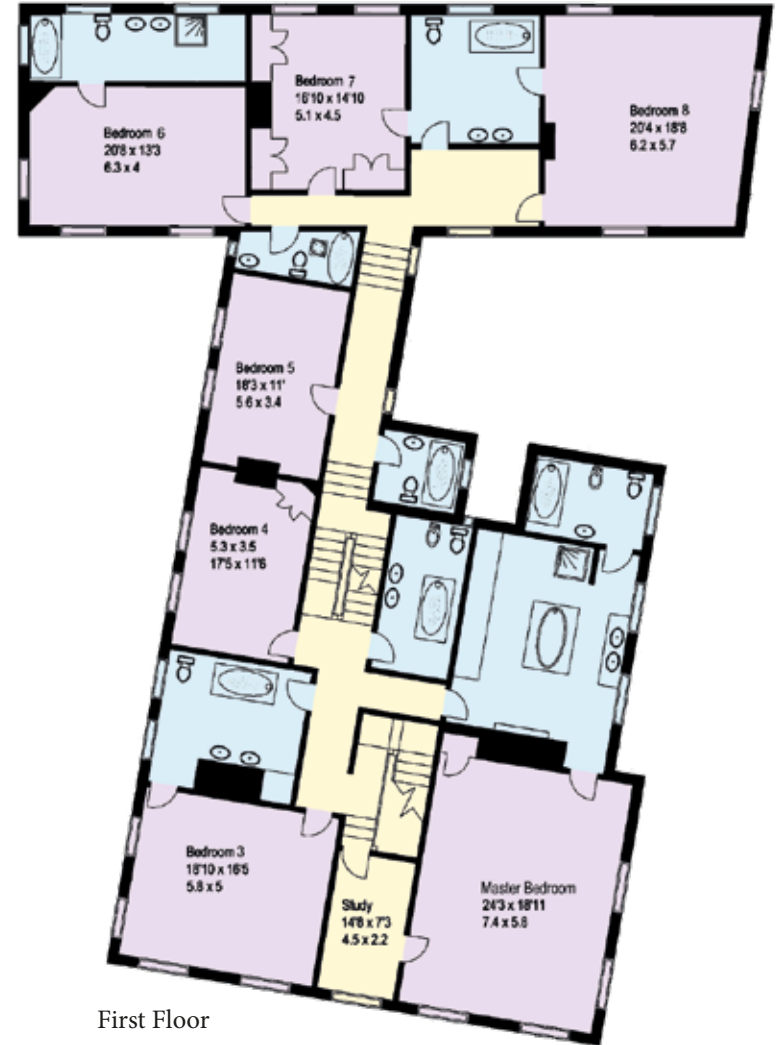


Hurst Lodge

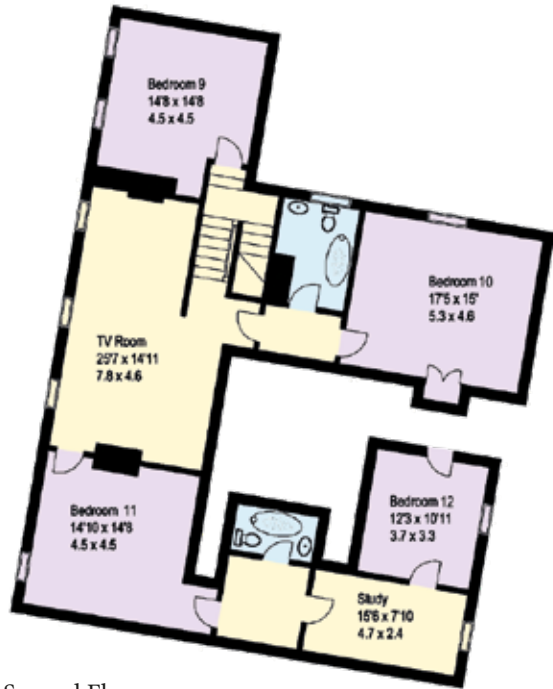


Ground Floor

Approximate Gross Internal Floor Area:
 Main House: 1,427 sq m / 15,356 sq ft
 The Gardeners Cottage: 177.7 sq m / 1,913 sq ft (Excludes Study & Outbuilding)
 Outbuildings: 862.97 sq m / 9,289 sq ft
 Coach House Flat: 146 sq m / 1,568 sq ft
 Coach House Garage: 153 sq m / 1,645 sq ft
 Covered Area external area: 9 sq m / 97 sq ft
 Total: 1426.61 sq m / 29,868 sq ft
 For identification only. Not to scale.



First Floor



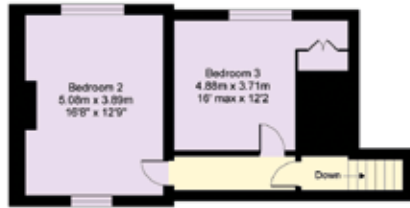
Second Floor



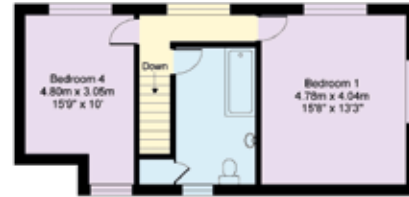


The Gardeners Cottage

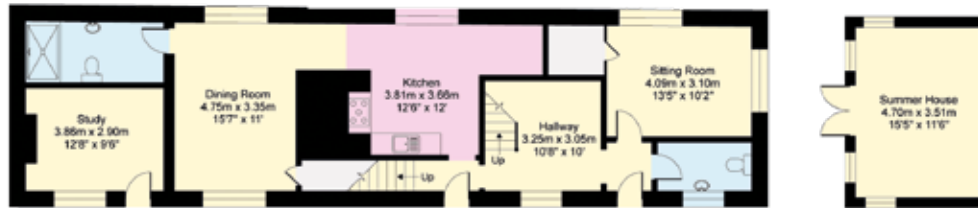
The Gardeners Cottage



First Floor 1



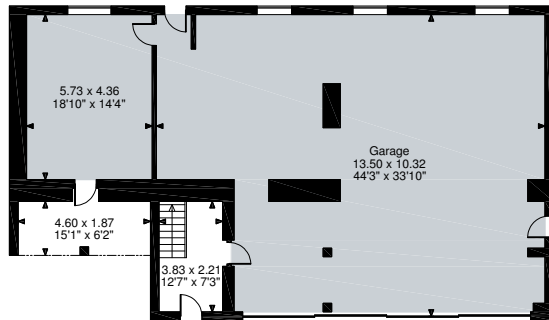
First Floor 2



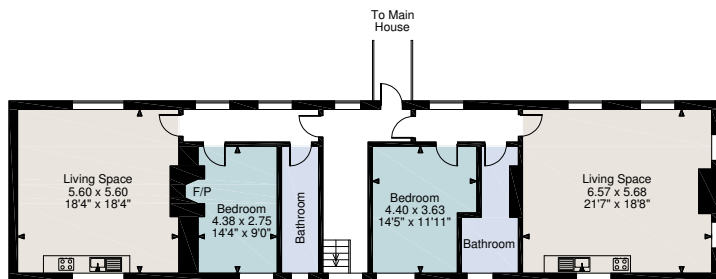
Ground Floor

Summer House

The Coach House



Ground Floor



First Floor Flat

Traditional Outbuildings



OUTSIDE

Completely private from the outside, the property is approached via a solid wooden electric gate with a numeric code and audio visual entry system.

The tarmac drive sweeps around to the house, with a branch off to the gardener's cottage, and on one side a mature yew hedge.

The southern side of the house looks out onto the fields and is mainly laid to lawn, with herbaceous borders and shrubs, including specimens such as rhododendrons, camellias and a flowering cherry, there is also a rockery next to a lily pond.

A York stone terrace flanks the wisteria clad southern and western sides of the house and on this western side is the 'Dutch' garden with formal beds bordered by box hedging. North of the 'Dutch' garden is a mature yew hedge with traditional topiary designs and beyond the drive is a further part walled garden and lawn with a central sundial.

On the eastern side of the house is a further, part walled garden mainly laid to lawn, with fruit trees and also giving access to the old stables and a large barn.

The property is well suited for a variety of equestrian uses, surrounded on three sides by level paddocks and woodland beyond, there is also agricultural potential.

COTTAGE AND OUTBUILDINGS

The numerous outbuildings include the Gardener's Cottage and former Coach House, artist's studio, a barn and stables and three other agricultural buildings and a glasshouse.

FARM BUILDINGS

These agricultural buildings are serviced by a secondary drive and electric gated entrance from the main Village Street.



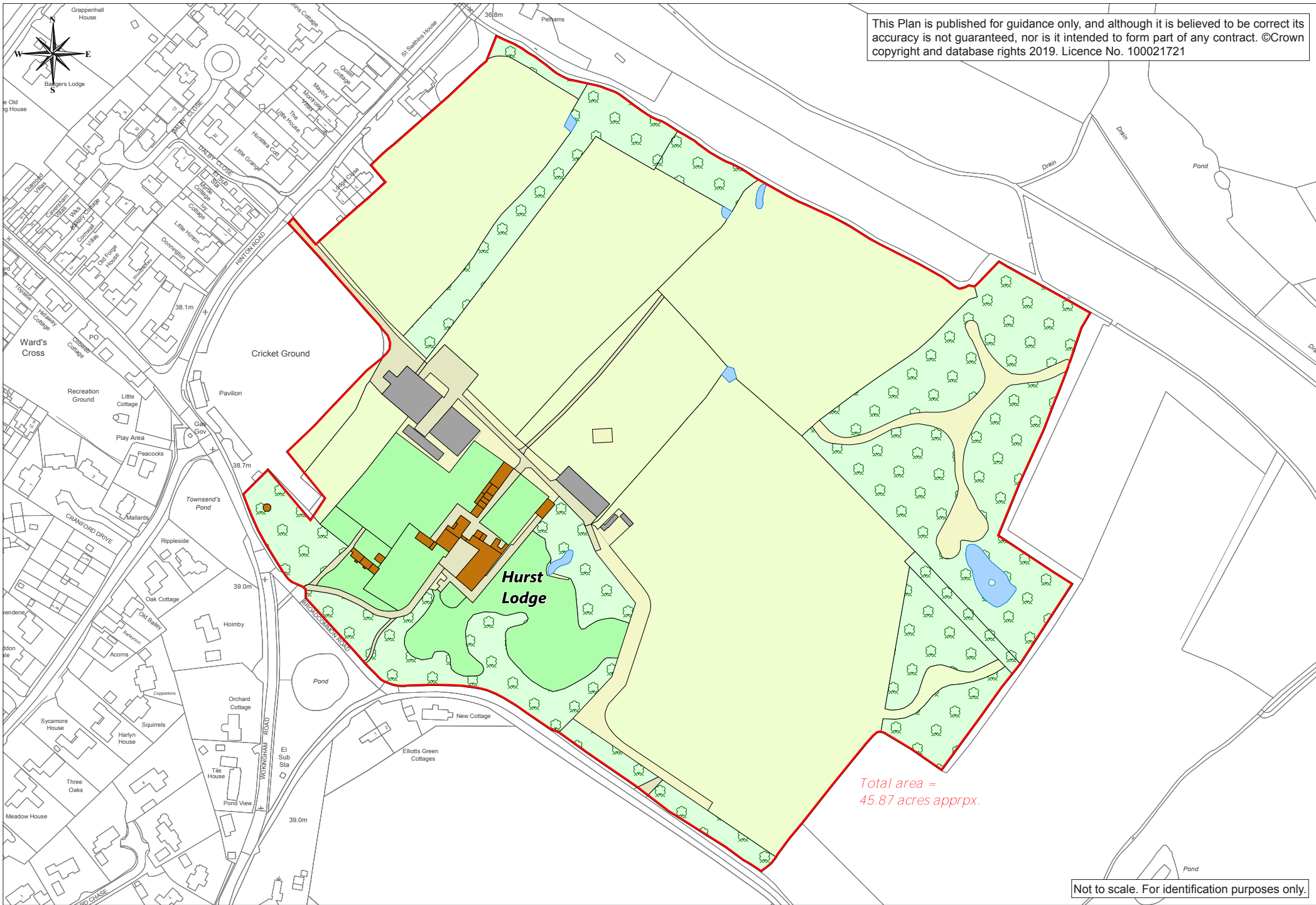




Traditional outbuildings and Coach House

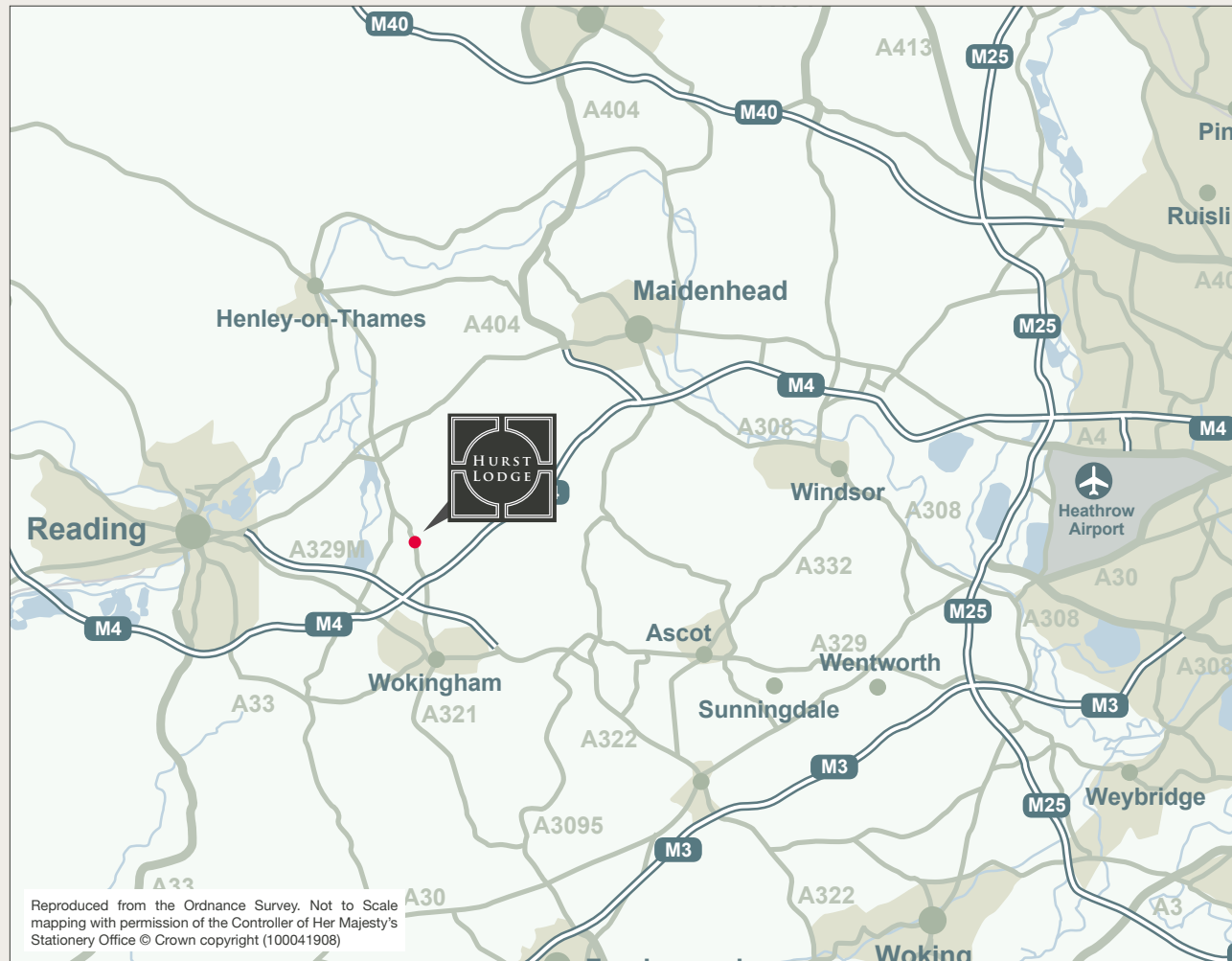


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Total area =
45.87 acres apprx.

Not to scale. For identification purposes only.



GENERAL REMARKS & STIPULATIONS

Services

- Mains water
- Gas and electricity
- Private drainage

The services have not been checked and no guarantee is given as to their working condition.

Woodland Grant Scheme

There is an area of woodland managed under Grant Schemes. Where appropriate, the purchaser will be required to take on the scheme(s) and to indemnify the vendor against any future claims.

Directions

From London proceed west down the M4 to Junction 8/9 and take the A404M to the second exit (J9b Thicket Roundabout) and turn left onto the A4 for Reading.

Continue for about 6 miles to a large roundabout and turn left onto A321 to Twyford. Go straight across the traffic lights, signposted Wokingham and having crossed the railway bridge, turn immediately right to stay on the A321. After approximately 2 miles you will be in the middle of Hurst. Go past the cricket ground on the left, then bear left into Broadcommon Road. The entrance for Hurst Lodge will be found immediately on the left. Take the right drive up to the house. Total distance from Junction 8/9 to Hurst Lodge is about 10 miles.

Fixtures and Fittings

All items usually known as fixtures and fittings, including fitted carpets, curtains, furniture, garden statuary, chandeliers and light fittings, together with machinery and equipment are not included in the sale, but can be made available separately.

Viewings

Strictly by appointment with Knight Frank and Savills.

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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