



CHURCH COTTAGE  
SULHAMSTEAD ABBOTS



ESCAPE TO THE COUNTRY...





## WELCOME HOME



Welcome to Church Cottage an achingly pretty, Grade II listed, four-bedroom country home nestled in the lovely hamlet of Sulhamstead Abbots, West Berkshire.

You'll find this lovely 'chocolate box' home in an idyllic setting next to the pretty parish church and surrounded by 4.5 acres of grounds. With stables and paddocks, a manège as well as a heated outdoor pool, we think Church Cottage will appeal to the discerning house hunter seeking a family home and rural lifestyle, with easy access to London, the Thames Valley and the West Country.







## TRANQUILLITY, BEAUTY, SPACE TO BREATHE... COULD THIS GEM BE BERKSHIRE'S BEST KEPT SECRET?

The original part of Church Cottage dates back to the 16th Century and is simply bursting with character and charm. All the features you'd expect from this part of history are here in abundance: beamed ceilings, post and latch doors, leaded windows, a gorgeous inglenook fireplace and a recently re-thatched roof.

The current owners have cleverly renovated Church Cottage to suit modern, comfortable living, whilst losing none of the home's period allure. Tastefully decorated and with an elegant, relaxed vibe, Church Cottage's rooms are worthy of the pages of an interior design magazine, and you'll feel at home from the moment you walk through the front door.

A gentle refurbishment over the past 22 years has created a home with open-plan spaces for the whole family to

be together, as well as quiet rooms when you need some privacy. It's the perfect set-up for a multi-generational family to co-exist happily together. There is so much to offer at Church Cottage and we can't wait to show you around!

The original front of Church Cottage will captivate you with its period charm. It overlooks a pretty area of village green with the church just next door, but for everyday use, you'll want to drive through the five-bar gate accessed from a quiet country lane behind the house and park on the crunchy gravel driveway, where there is room for several cars. Pull up next to the stables and say a quick hello to your ponies before crossing the path through the garden to access the home through French doors to the rear.





## EFFORTLESS ELEGANCE

Step into the large entrance hall – bright and welcoming thanks to the dual-aspect windows and glass French door. Inside you'll notice how effortlessly the spaces flow into one another. The entrance hall opens out into a family room, which in turn flows into the kitchen/breakfast room. Wooden kitchen cabinets painted in calming shades of Farrow and Ball green beautifully complement the crisp grey work surfaces and solid engineered oak floors. There's plenty of storage and space for food preparation and the obligatory range cooker with double oven and six ring gas hob for whipping up culinary delights. A traditional Butler sink set under the picture window offers wonderful views over the gardens. Your guests can take a seat around the large farmhouse table whilst you prepare lunch – the open plan layout ensuring you don't miss out on the conversation, or the kids can be doing their homework whilst you keep an eye on them from the kitchen.

Just off the entrance hall is a useful utility/boot room. Benefitting from its own entrance this is a great place to deal with muddy boots and dogs when you return from a bracing country stomp through the nearby bluebell woods. With space and plumbing for a washing machine and dryer, another Butler sink, wooden worktops and plenty of built in storage your laundry, boots and coats can be kept out of sight and the dog can dry off in peace.





In warmer months, the French door from the entrance hall opens out onto a sunny, south-facing terrace. With room for a large outdoor table and seating area, this is a perfect place for a family barbeque or a quiet al-fresco drink whilst you take in the view over your gardens and fields beyond.

The show-stopping sitting room at Church Cottage is undoubtedly our favourite spot. This beautiful space exudes quintessential English charm and is bathed in natural light throughout the day thanks to its large windows at either end. Your eye will naturally be drawn towards the inglenook fireplace, the perfect place to curl up in front of on a winter's evening.

From the sitting room, step up into the stylish dining room. For more formal occasions or just a big family get-together, this room can easily accommodate a table of eight, and with pretty views over the churchyard to the front, this is the perfect room in which to entertain. After dinner, retreat with your guests back into the sitting room for coffee, or lead them back onto the terrace on a warm summer's evening. As a bonus, a full-height room above the dining room offers potential to convert into a fifth bedroom.







## SWEET DREAMS

Along the hallway from the dining room you'll discover a spacious ground floor bedroom suite with a luxurious shower room. Currently used as the master suite, this is a quiet and peaceful sanctuary to retreat to after a long day. Completely private and with stunning views over the garden, this bedroom also benefits from its own outside entrance, meaning it could be used as a guest suite or granny annexe. The bedroom is decorated in neutral shades of cream with accents of soft red. There are bespoke fitted wardrobes with plenty of room for all your clothes, and inside the en-suite you'll find a walk-in shower reminiscent of the spa at your favourite boutique hotel.

Take the stairs to the first floor where you'll find three further double bedrooms and a family bathroom. The largest of the bedrooms on the first floor would also make a perfect master suite – leaving you spoiled for choice! This lovely room features a roll-top bath, vanity unit and fireplace, creating an indulgent feel, whilst the light-painted beams, part-vaulted ceilings and textured walls add a depth of character. Country cottage windows frame the beautiful gardens to the rear and the view over the churchyard to the front. There are two further bright and spacious double bedrooms up here, perfect for children or guests. They both share the family bathroom which features double sinks, a traditional style WC and a roll-top bath with overhead shower.







## STEP OUTSIDE



It's time to explore your beautiful gardens and grounds as well as the pool and stables!

### Gardens

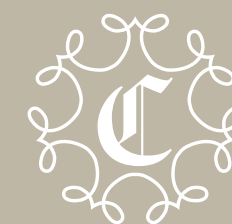
A flagstone terrace runs along the rear of Church Cottage and enjoys sunlight all day long. The pretty gardens wrap around the cottage on two sides and border the pretty churchyard on the westerly side. With sweeping lawns edged by pretty flowerbeds and borders, this is an English country garden at its best. It's the sort of garden where kids can run free, dogs can laze on the lawn and adults can entertain in style.

Along a pathway through the lawned garden you'll find the outside heated swimming pool and detached pool house. Completely secluded and private, and benefitting from the sun all day, this is the perfect place to indulge in a refreshing morning dip, or while away long summer afternoons with friends and family. Enjoy a barbeque on the adjoining patio before retreating into the pool house and warm up in front of the log burner as the sun sets.

The vaulted pool house is a comfortable and versatile space that could also be used as a home office, extra guest accommodation, a teenage 'den' or home gym.







### Stables and Paddocks

The stables at Church Cottage are accessed directly via the main driveway and through their own gated entrance. There are 5 loose boxes, plus a tack and feed room and a large all-weather sand and rubber manège which is easily accessed from the courtyard.

Enjoy a hack around your own enclosed post and rail paddocks, or spend hours discovering miles of bridleways and footpaths through pretty woodlands and rolling Berkshire countryside.



With all this peace and privacy, you could be forgiven for forgetting you're just a few minutes' drive from the M4 and just over 7 miles from Reading. This area is a dream location for commuters. If need to get to London, Theale is just 3 miles away, where regular fast trains will whisk you into Paddington in around 40 minutes. With the arrival of Crossrail, journey times to Central London and the City will be under an hour. Junction 12 of the M4 is easily accessible providing access to the Thames Valley and the West Country. Heathrow Airport is around 30 minutes' drive.

Sulhamstead Abbots is a very pretty hamlet made up of a cluster of period houses and thatched cottages, around the late 12th Century parish church. It sits in an unspoiled rural area of rolling West Berkshire countryside including fields, pastures and bluebell woods. Local shops and amenities can be found at either Burghfield or Theale, whilst there is a larger flagship Sainsbury's supermarket around 5 minutes' drive away.

There are some cracking country pubs nearby to enjoy including The Spring Inn at Sulhamstead, The Bladebone at Bucklebury and The Pot Kiln at Frilsham.

The schooling options here are excellent and you'll be spoiled for choice when it comes to independent schools. St Andrews, Pangbourne College, Bradfield College, Downe House and Elstree are all close by. Sulhamstead and Ufton Nervet Primary School is highly regarded and there are a further range of Ofsted-rated Good and Excellent schools scattered around the area, including Garland Junior School, Mrs Bland's Infant School, Kennet School, The Downs School and The Willink School. The University of Reading consistently ranks in the top 20 per cent of world institutions and offers a broad range of courses.



## OUT AND ABOUT





# THE FINER DETAILS

- Exquisite country home of around 1947 sq ft
  - 4 bedrooms
  - Potential 5th bedroom (subject to planning consent)
  - Perfect for commuters
  - Reception hall
  - Open plan kitchen/breakfast room/ family room
  - Laundry/boot room
  - Sitting room with inglenook fireplace
  - Dining room
  - Beautiful landscaped gardens
  - Grounds of around 4.5acres
  - Outdoor heated swimming pool
  - Pool house/studio
- Equestrian Facilities

  - Stables including 5 loose boxes
  - Tack room
  - Feed room
  - Gated and railed sand and rubber manège
  - Direct access to miles of off-road hacking

Freehold

Mains water and electricity

Calor gas

Council Tax band: G

Theale 2.6 miles  
(London Paddington 39 minutes)

Pangbourne 5 miles

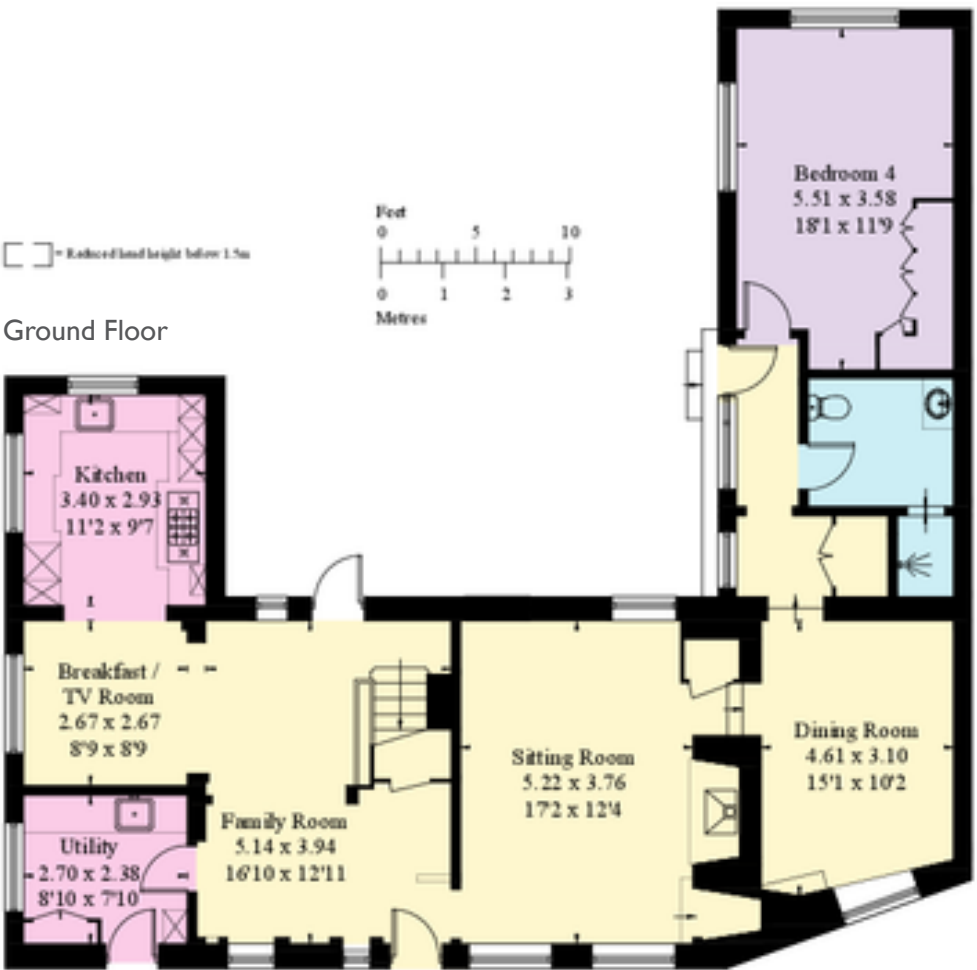
Reading 7.3 miles

Newbury 11.7 miles

Basingstoke 12.5 miles

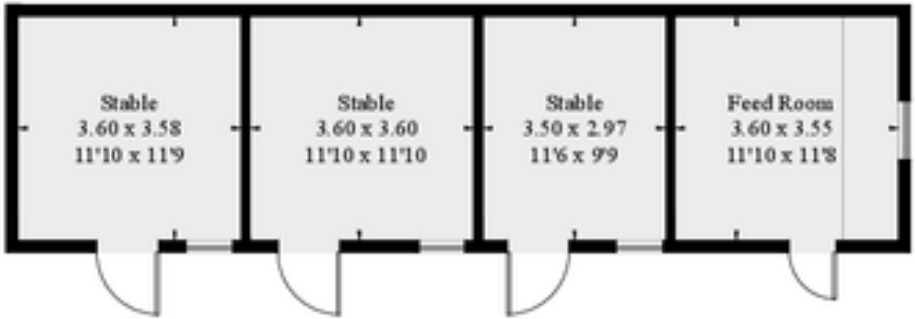
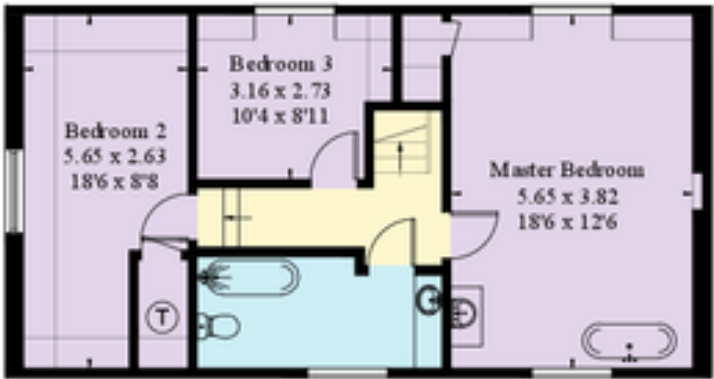
M4 J12 3 miles

Heathrow Airport 33 miles

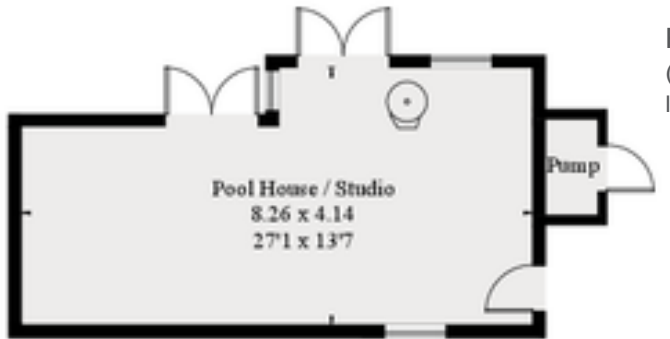
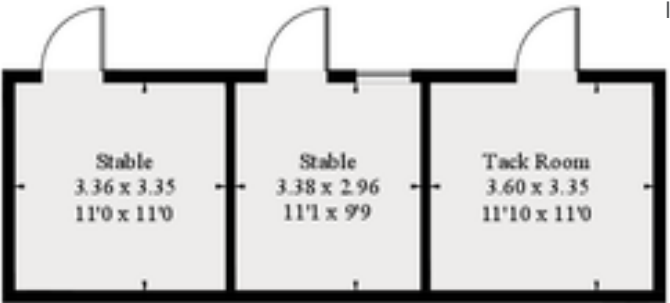


Approx IPMS2 Floor Area = 174.6 sq m / 1879 sq ft  
Limited Use Area = 6.3 sq m / 68 sq ft  
Total House = 180.9 sq m / 1947 sq ft  
Pool House/Studio = 31.9 sq m / 343 sq ft  
Stables = 85.6 sq m / 921 sq ft  
Total All = 298.4 sq m / 3211 sq ft

First Floor



Stables  
(Not shown in actual location/orientation)



Pool House  
(Not shown in actual location/orientation)

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com  
All enquiries must be directed to the agent, vendor or party representing this floor plan. Produced for Stowhill Estates.





A GRADE II LISTED, FOUR-BEDROOM HOME  
NESTLED IN 4.5 ACRES OF MATURE GATED GROUNDS

To view Church Cottage call the Stowhill Estates Team on:  
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STOWHILL ESTATES