



## SANDPIT FARM, SWALLOWFIELD

Berkshire, RG7 1XL



# SPACIOUS & VERSATILE HOME WITH STABLING & GROUNDS

Sandpit Farm is a substantial and beautifully positioned country home offering generous and flexible living space set within peaceful land of around 25 acres.



Local Authority: Wokingham Borough Council

Council Tax band: H

Tenure: Freehold

Services: Mains water and electricity. Air source heating. Private drainage.



## WELL-BALANCED LIVING & ENTERTAINING SPACE

The accommodation is arranged over three floors, with the ground floor centred around a welcoming reception hall leading to a choice of well-proportioned reception rooms, including a sitting room and a TV room/snug and a separate study. The kitchen/breakfast room forms the heart of the home, enjoying garden views and supported by a useful utility room and larder, with outside access.

The lower ground floor provides a formal dining room, flexible ancillary space, including a laundry, wine store, storage and boiler room. There is also a bedroom suite which benefits from its own snug and courtyard, perfect for guests or multigenerational living.

The first floor offers four bedrooms, including a generous principal en suite bedroom, a guest bedroom with en suite and two further bedrooms served by a family bathroom.





## GARDENS, OUTBUILDINGS & PASTURE LAND

Accessed via electric gates, a gravel driveway creates an impressive sense of arrival and leads to generous parking and turning space.

The grounds feature established lawns and gardens, interspersed with mature trees and planting to provide both privacy and an attractive outlook. A range of outbuildings includes garaging and stabling, well suited to equestrian or lifestyle use. The barn extends to offer a covered seating area, ideal for alfresco entertaining and dining.

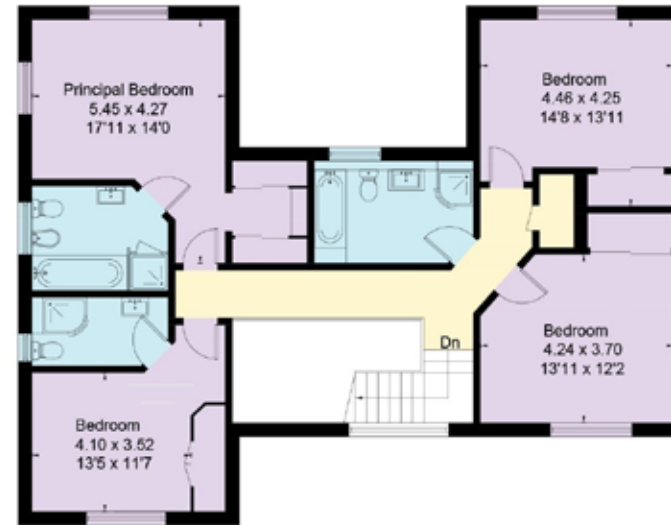
Set within established gardens and surrounded by open countryside. Beyond the formal gardens lies approximately 25 acres of open fields, ideal for equestrian use or general rural enjoyment.

Sandpit Farm enjoys a peaceful rural setting with attractive views, offering a rare opportunity to enjoy privacy, space and the very best of country living.

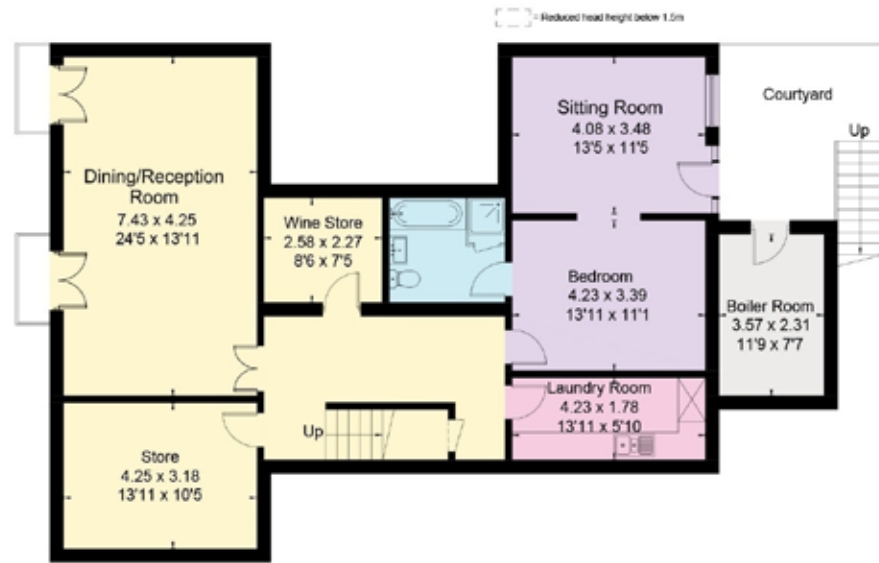




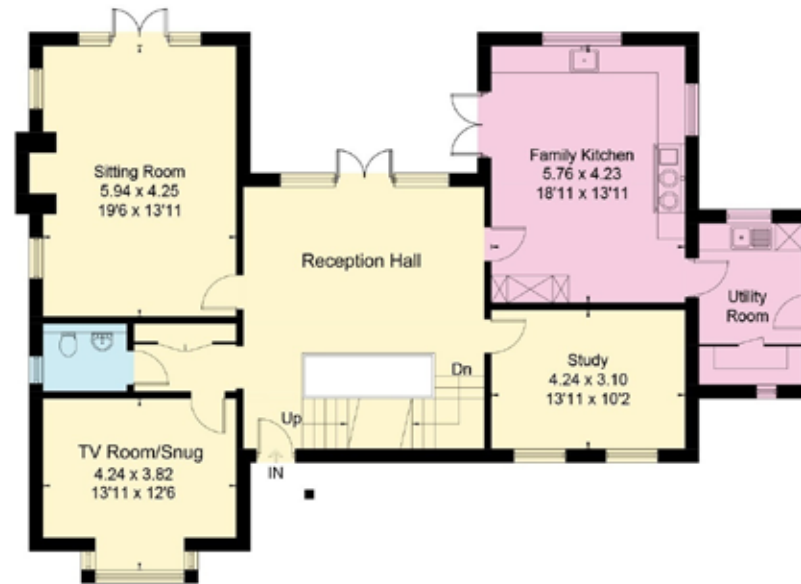
Approximate Floor Area = 344.3 sq m / 3706 sq ft  
 Outbuildings = 86.7 sq m / 933 sq ft  
 Total = 431.0 sq m / 4639 sq ft  
 (Including Garage / Excluding Voids / Open Space)



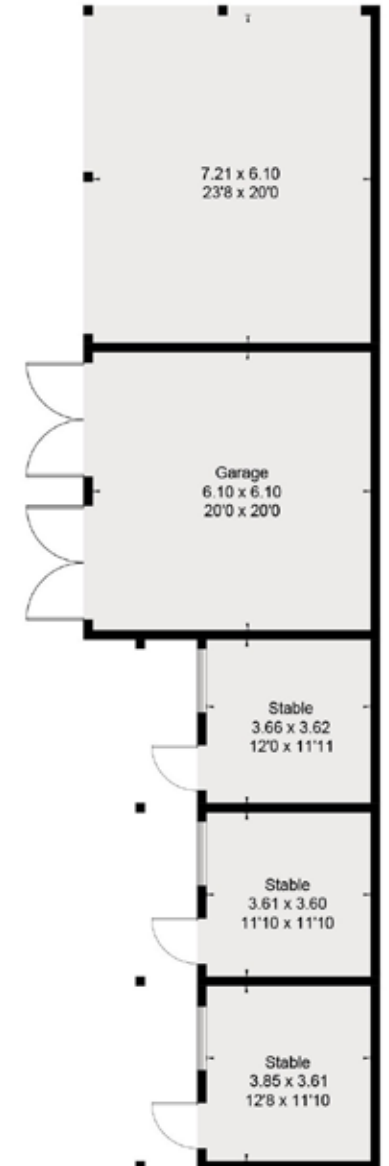
First Floor



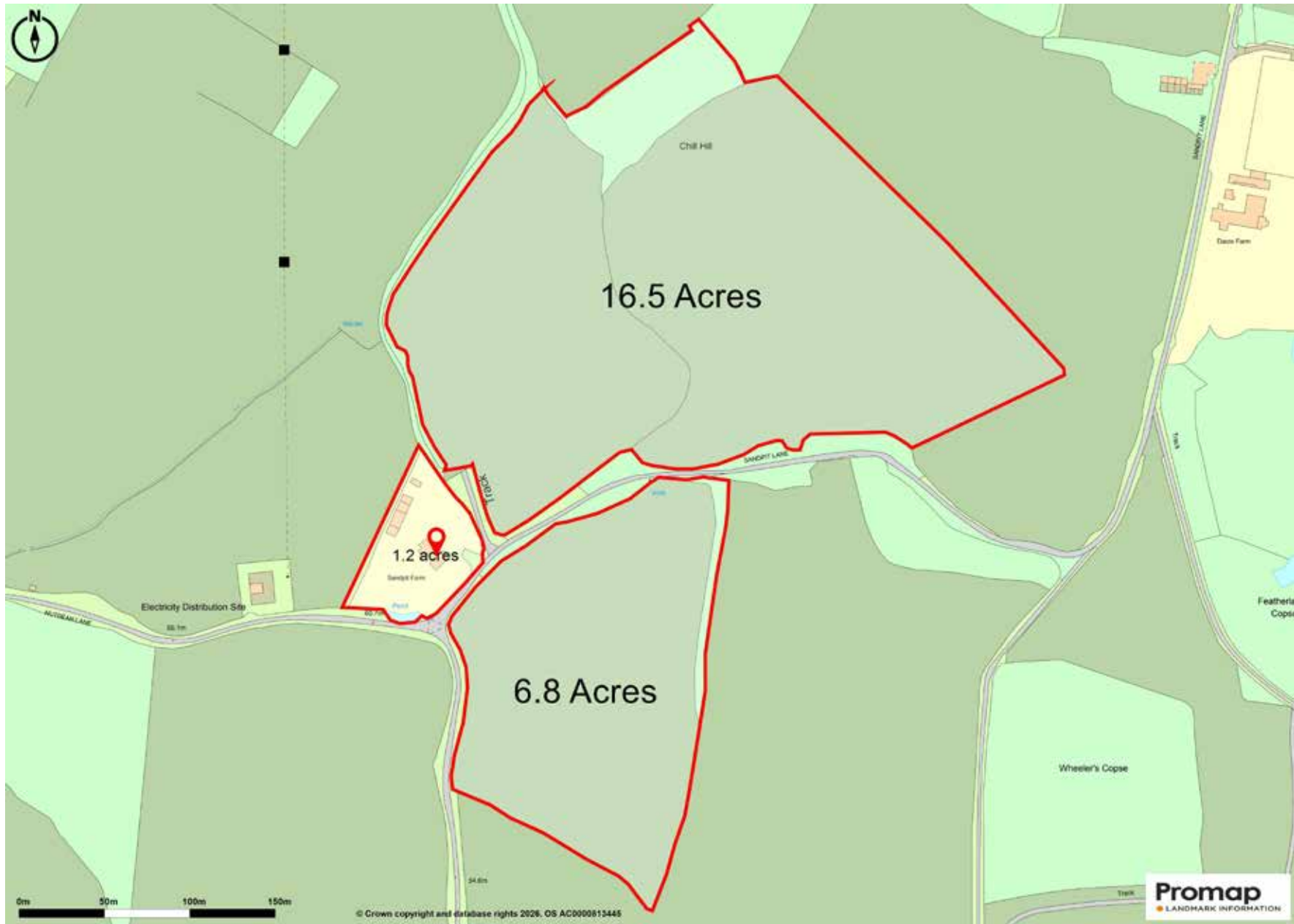
Lower Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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