



Brook House  
Maidenhatch | Pangbourne | Reading | Berkshire | RG8 8HP

# BROOK HOUSE

*Elegant period home renovated and extended, 48ft open-plan kitchen/living space, 4 bedrooms, 6 bathrooms, 2-bed annexe and garden studio. South-facing gardens with terrace and brook frontage, set along a private lane.*



### Accommodation Summary

Set along a private lane in a sought-after semi-rural setting, Brook House sits with a natural ease — neither imposing nor modest, but entirely assured in its presence. From the outside, it speaks in the familiar language of heritage. Gables rise and fall against the sky, stone mullions catch the shifting light, and the architecture carries a quiet memory of its past.

### Step inside, and that story begins to unfold differently.

Not abruptly, but with care and quiet intention — the result of a thoughtful renovation and extension where every decision feels considered, every detail resolved.

The entrance hall offers a moment of pause. Geometric tiling underfoot, the gentle curve of an oak staircase rising instinctively, drawing you further in. Practicality is seamlessly woven into the experience — a well-appointed cloakroom and a generous boot room providing discreet, everyday functionality.

And then, the house opens.

At its heart lies a remarkable 48-foot kitchen, dining and living space — expansive yet grounded, unified not by walls but by flow. A central island anchors the room, framed by in-frame cabinetry and granite worktops that catch the light as it moves throughout the day. An oak-lined pantry, concealed laundry behind pocket doors, and a separate utility room with garden access ensure that function never interrupts form.

Integrated appliances by Neff and Miele, alongside a Villeroy & Boch double sink with Quooker tap, sit quietly within the design — a subtle expression of quality rather than a statement of it.

The space evolves naturally. A dining area transitions into a relaxed seating zone, where full-width bi-fold doors dissolve the boundary between inside and out. In the warmer months, the terrace becomes an extension of the home; in cooler seasons, the garden is framed like a living landscape beyond glass.

At the far end, a wood-burning stove introduces warmth and intimacy, while a dedicated study area offers a sense of retreat without disconnection.

Away from the openness, the principal living room provides a more immersive environment — a space designed for both entertainment and quiet evenings. A professionally installed JBL Synthesis home cinema system, complete with projector, retractable screen and integrated surround sound, is seamlessly built into bespoke cabinetry. When not in use, the room returns to a softer setting, where light filters through stone mullioned windows and bi-fold doors, creating a space equally suited to conversation as it is to cinema.













Upstairs, the atmosphere shifts once more.

The architecture softens into the roofline, and the quality of light becomes calmer, more reflective. At the top of the stairs, a climate-controlled wine store, fitted with a Fondis system, offers a quietly indulgent touch before the space opens into a generous landing with bespoke cabinetry.

The principal suite is a place of stillness. Vaulted and serene, with doors opening onto a private balcony, it enjoys far-reaching views across the garden and into open pasture beyond. The ensuite continues

the home's design language — refined and tactile, with a wet shower and an Aston Matthews oval bath — complemented by a well-appointed dressing area.

Three further bedrooms unfold along the hallway, each shaped by the character of the house. A beautifully finished family bathroom serves these rooms, while a vaulted guest suite provides an additional sense of occasion — complete with dressing area, ensuite, and a Juliet balcony that frames the landscape beyond. Here, mornings arrive gently, and evenings settle without urgency.

















#### Outside:

Beyond the main house, the sense of quality and cohesion continues.

A detached, self-contained annexe offers complete independence, finished to the same exacting standard. Comprising two bedrooms, a shower room, and a fully equipped kitchen and living space, it provides flexibility for guests, family, or extended living.

A separate garden studio sits lightly within the grounds — a versatile space for work, creativity or retreat — complete with underfloor heating, kitchenette and shower room, with direct access to the terrace and hot tub.

The workshop and plant room are thoughtfully integrated, accessible both internally and externally, ensuring practicality is always within reach but never at the forefront.

The gardens are where the house exhales.

Facing south and designed to follow the rhythm of the day, they unfold from a broad paved terrace — a natural setting for outdoor dining and long, unhurried afternoons. Steps lead down to an expanse of lawn, bordered by soft, naturalistic planting, before reaching a decked seating area beside the gently flowing Maidenhatch Brook.

With power and lighting in place, this becomes a space for summer evenings that stretch long into dusk.

Beyond, uninterrupted pasture and woodland extend the view, offering not just privacy, but a profound sense of openness.

To the front, the approach is equally considered, with lawned areas, established planting, and generous off-road parking for multiple vehicles.



## Location

Positioned within the discreet Maidenhead Estate and approached via a private no-through road, Brook House occupies a wonderfully secluded setting, surrounded by open farmland and gently undulating countryside on the edge of an Area of Outstanding Natural Beauty. Footpaths and bridleways extend directly from the doorstep, offering immediate access to miles of walking, riding and riverside exploration.

Despite its rural calm, the property is exceptionally well connected.

The highly regarded Thameside village of Pangbourne lies just a short drive away (approximately 2 miles), offering a charming collection of independent shops, cafés, riverside pubs and everyday amenities. The village is particularly known for its relaxed, affluent feel, with the River Thames and nearby Goring Gap providing a picturesque backdrop to daily life.

For more extensive shopping, dining and cultural facilities, Reading is within approximately 6 miles, offering The Oracle shopping centre, a wide selection of restaurants, and fast mainline rail services. Henley-on-Thames, Wallingford and Oxford are all easily accessible, providing further choice for leisure and lifestyle.

## Connectivity | Effortless Access to London

Rail connections are excellent:

- Pangbourne Station (approx. 2 miles): direct services to London Paddington in approximately 45–55 minutes
- Reading Station (approx. 6 miles): fast services to London Paddington in as little as 23 minutes, alongside the Elizabeth Line, providing direct access to the West End, City and Canary Wharf

By road, the M4 (Junction 12) is approximately 5 miles away, offering convenient access to Heathrow, London and the wider motorway network.

## Education | A Centre for Academic Excellence

The area is particularly renowned for its exceptional schooling, both independent and state.

Nearby schools include:

- Pangbourne College – a highly regarded independent co-educational boarding and day school
- Bradfield College – set within beautiful grounds and known for its academic and sporting excellence
- St Andrew's Preparatory School (Pangbourne)
- Moulsoford Preparatory School
- Cranford House
- Downe House
- The Oratory School

This concentration of leading schools makes the area especially attractive for families seeking long-term educational continuity.

## Leisure & Sporting Pursuits | Country Life, Well Lived

The surrounding area offers an exceptional range of leisure opportunities.

For fitness and racquet sports, Bradfield College Sports Complex provides a comprehensive facility including swimming pool, gym, squash and tennis courts, available via membership.

Golf is well catered for with nearby courses including Theale Golf Club, Mapledurham Golf Club, and Calcot Park Golf Club, while the wider Berkshire and Oxfordshire region offers an abundance of additional options.

Equestrian facilities are close at hand, with Tidmarsh Stud located just across the lane, offering livery and dressage facilities.

For relaxation and leisure, Wokefield Estate to the south provides a championship golf course and luxury spa, while racing at Newbury adds a further dimension to the local social calendar.







### Services, Utilities and Property Information

Local Authority: West Berkshire  
 Tenure: Freehold | EPC: C | Council | Tax Band: G  
 Construction Type: Brick & Tiles  
 Utilities: Water Supply - Private water supply via bore hole (serviced every two years, approx. £250)  
 Sewerage: Private septic drainage, Emptied February 2025, annual cost £337.55  
 Bronzes service from Kingspan.  
 Heating: Nibf2040 air source heat pump for heating & hot water (annual service approx. £300 by XPert Energy)  
 Electricity Supply: Mains  
 Mobile Phone Coverage: 4G signal is available in the area we advise you to check with your provider.  
 Broadband Availability: FTTP Ultrafast Broadband Speed is available in the area, we advise that you check with your provider.  
 Off Road Parking Spaces: 4 vehicles

The property is located within a designated Conservation Area, which may impose restrictions on alterations, extensions, and external changes. Buyers are advised to make enquiries with the local planning authority.

The land has the benefit of a right of way over the land tinted brown on the title plan. Contact the agent for further information.

### Directions

SatNav <https://what3words.com> Postcode: RG8 8HP What 3 words - /short.chat.pose

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Reading and Twyford: Tel Number +44 (0)118 324 8030

### Website

For more information visit <https://www.fineandcountry.co.uk/droitwich-spa-worcester-and-malvern-estate-agents>

### Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**TOTAL: 3744 sq. ft, 347 m2**  
**GROUND FLOOR: 2502 sq. ft, 232 m2, FIRST FLOOR: 1242 sq. ft, 115 m2**  
**EXCLUDED AREAS: COVERED PATIO: 125 sq. ft, 12 m2, PATIO: 583 sq. ft, 54 m2, "": 185 sq. ft, 18 m2,**  
**WINE STORE: 37 sq. ft, 3 m2, BALCONY: 160 sq. ft, 15 m2, OPEN TO BELOW: 26 sq. ft, 2 m2,**  
**LOW CEILING: 155 sq. ft, 14 m2, WALLS: 300 sq. ft, 29 m2**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 17.04.2026





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## ROBERT CABLE

PARTNER AGENT

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With 25 years of experience in marketing and property, I bring a deep passion for all things property-related, with a particular focus on listed buildings and the upper quartile market. My approach is rooted in creativity, professionalism, and a genuine dedication to delivering exceptional service.

I take immense pride in building trusted, one-to-one relationships with my clients, ensuring every step of the property journey is both enjoyable and seamless. From crafting personalized and bespoke marketing strategies to supporting you through completion and beyond, I am committed to making the process as smooth and stress-free as possible.

Having a thorough understanding of the complexities involved in listed properties and high-value upper quartile sales, I am well-equipped to navigate the unique challenges they present. My expertise ensures these distinctive properties are marketed to their fullest potential, achieving the best possible outcome for my clients.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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