



NUNHIDE FARMHOUSE

SULHAM ♦ BERKSHIRE



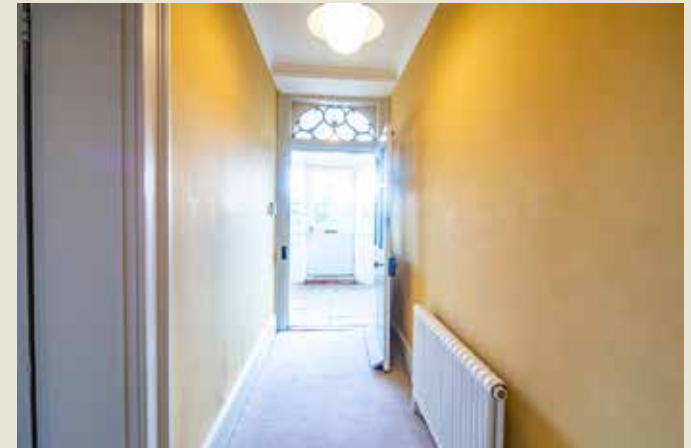
NUNHIDE FARMHOUSE

SULHAM ♦ BERKSHIRE

- ♦ PANGBOURNE on THAMES – 3 miles ♦ THEALE – 3 miles
- ♦ M4 at junction 12 – 2 miles ♦ READING – 4 miles

A sympathetically and beautifully restored character 5 bedroom, 3 bathroom semi-detached Farmhouse in lovely rural location.

- ♦ Brick built porch
 - ♦ Hallway
 - ♦ Drawing room with log burning stove
 - ♦ Utility Room
 - ♦ Cloakroom
 - ♦ Fitted Kitchen /Dining room with log burning stove
 - ♦ Study
 - ♦ 1st Floor
 - ♦ Good size double bedroom with ensuite shower room
 - ♦ 2 large double bedrooms
 - ♦ Family Bathroom
 - ♦ 2nd Floor
 - ♦ 2 double bedrooms
 - ♦ Large Bathroom
 - ♦ Store room
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- ♦ Garage
 - ♦ Driveway Parking
 - ♦ Extensive Gardens



LOCATION

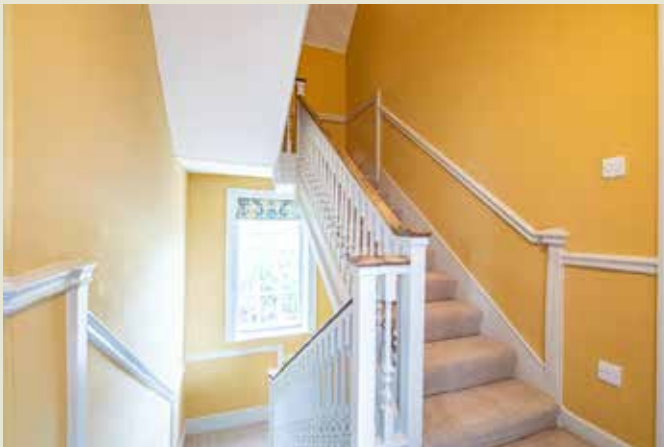
The village of Sulham stands on a wooded hill-side near the brook at the place where it crosses the road from Tidmarsh to Tilehurst, about 2 miles south of Pangbourne, the nearest railway station. Sulham House which adjoins the church of St. Nicholas on the east, stands a little to the south of this road, separated by it from the main part of the village which lies along the lane towards Purley Hall, backed by the green slope of Sulham Wood.

There are excellent road links to the M4 motorway and Reading and for rail commuters there are mainline stations at Pangbourne and Theale providing excellent services to Reading and London (Paddington). The area is also well served by state and private schools including a highly regarded primary school at nearby Englefield.

N.B. Crossrail services are scheduled to be commencing from Reading in approx. 2020 which together with the electrifying of the line will significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

Nunhide Farmhouse is a sympathetically and beautifully restored character property with a complex evolution. Beginning with a timber framed structure (16th century at the earliest), with brick casing around a jettied building. The house was extended to the south during the early 18th century, but little as possible was done while attempting to retain a grand appearance. The 18th century additions resulted in



the house we see today. It was enlarged again during the 19th century with the addition of two northern extensions, which is now the Old Kitchen.

The poetic name Nunhide is a corruption of 'One Hide,' a hide being a measure of land; although the current form may have been influenced by the fact that it was owned by the nuns of Goring Priory in the Middle Ages. An erroneous legend suggests, however, that it was named after the secret retreat of a nun who ran away from the Anglo-Saxon Nunnery in Reading. At Domesday, it was one of the Berkshire properties of Theodoric the Goldsmith, centred on Hampstead Norreys. A German immigrant, this man was the finest gold and silver craftsman in London both before and after the Conquest. He mainly lived at Kennington in Surrey but, in Berkshire, he also held five manors with good woodland, like at Sulham, for smelting his precious metals.

The manor of Nunhide was given to Nicholas Wilder in April 1497 by King Henry VII in thanks for his having rode into battle with him against King Richard III at Bosworth Field twelve years before. Thomas Wilder eventually purchased the estate in 1632 and the present house largely dates from his time, although it did remodel an earlier building. The Pigeon Tower on Nunhide Hill is traditionally said to have been erected by Rev. Henry Wilder in 1768 as a token of his love for his future wife, Jane Thoyts, from Sulhamstead House. There was once an outside wooden staircase to the windowed meeting room and the building was supposedly positioned so the two lovers could both see it from their respective homes. The estate is still owned by the Wilders descendants of a different name.

Situated on the edge of Sulham, this lovingly restored 16th Century house combines traditional features with modern additions to the highest standards of conservation and environmental friendliness.

All the original features have been retained, such as panelling, working shutters, York Stone Floor etc. Modern additions include full central heating, bathroom, fitted oak kitchen and heritage-grade secondary glazing

The house benefits from its own drive and walled font garden. There is the option to use further land at the back (at no extra charge) for vegetables, livestock etc. The house is part of the original farm complex, this includes the attached Old Kitchen wing which is separately let.

The property is surrounded by farmland adjacent to junction 12 of the M4 and is within walking distance of the extensive services there.

OUTSIDE

There is a lovely long drive up to the property and ample space for parking and turning. The garage is a good size and provides further outdoor storage





Nunhide Farmhouse, Nunhide Lane, Sulham, Berkshire, RG8 8EG

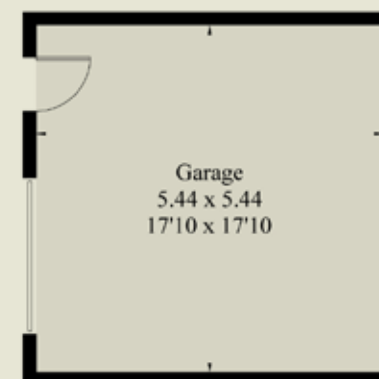
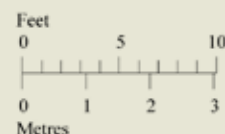
Approximate Floor Area = 296 sq m / 3186 sq ft

Garage = 29.7 sq m / 320 sq ft

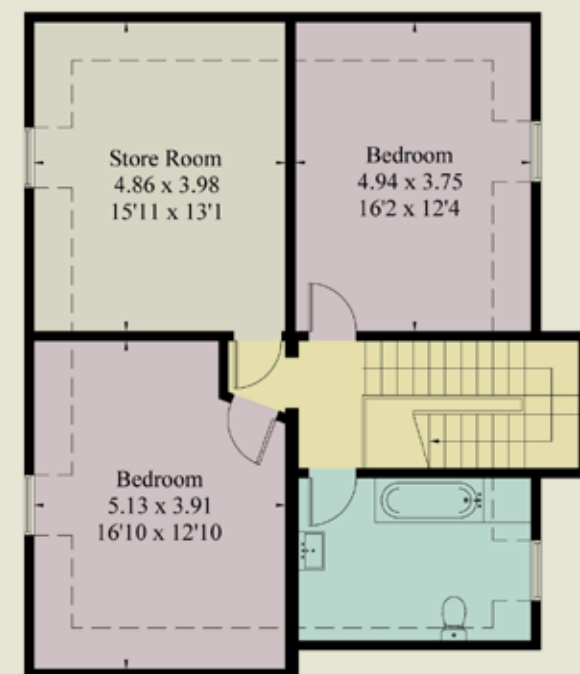
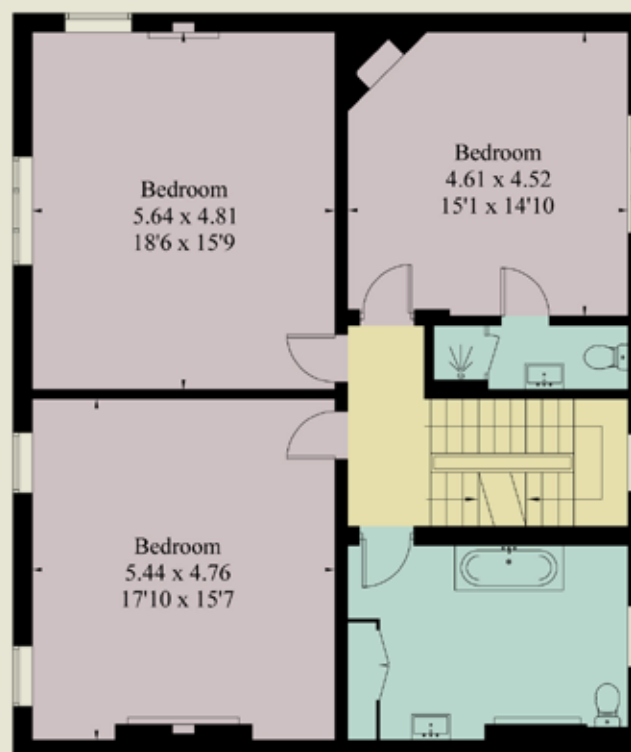
Total = 325.7 sq m / 3506 sq ft

Including Limited Use Area (20.6 sq m / 213 sq ft)

□ = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)





GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from gas fired wall boiler. Secondary hot water from immersion.

Postcode: OX10 9FR

Energy Efficiency Rating: Rating: B / 84

Local Authority: South Oxfordshire District Council - Telephone: 01491 823000

Chosley Meadows Residents Association: Each property owner currently pays a sum of £350 per annum towards the cost of upkeep of the communal parts and this includes £50 which is paid to the Trust who organises and runs Community Events.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and over the River bridge to the top of Streatley High Street. At the traffic lights turn right onto the A329 Wallingford Road and leave the village. Continue through Moulsoford and after passing over the traffic lights on the railway bridge Cholsey Meadows will be seen on the right hand side in a further ½ mile take the last turning right into the development and then into Rotherfield Road. Passing The Great Hall, follow the road all the way through the development, and the wrought iron electrically operated gates to Thames View will open upon driving up to them.

VIEWING

Strictly by appointment through Warmingham & Co.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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