



Chiltern Hills Estate
Mill Lane | Kidmore End | Reading | Oxfordshire | RG4 9HA

FINE & COUNTRY

CHILTERN HILLS ESTATE

Set at the head of its own valley and amidst 22.8 acres of sweeping countryside. Chiltern Hills Estate offers unparalleled privacy and uninterrupted far-reaching views, combining sophisticated contemporary living with the timeless charm of the Chilterns. A rare opportunity to acquire a truly exceptional private country retreat.



The Chiltern Hills Estate – A Private Sanctuary of Distinction

Chiltern House, the principal residence, with oak beams and cedar cladding was redesigned by the renowned architect Roderick James of Carpenter Oak. It is an expansive seven-bedroom home featuring a bespoke cinema, an arctic cabin, and a striking feature pond and has featured in magazines, newspapers and on television.

Holly Farm, a large three-bedroom detached property with a stunning loft style principal bedroom and vaulted interiors and a basement studio.

The detached Chiltern Barn has been designed as an entertainment space with bar area, mirrored walls, sound ceiling, and has a one-bedroom apartment above.

The estate is exceptionally well appointed for equestrian enthusiasts, Holly Stables has three stables and a large hay barn / feed store, three gated paddocks, a Martin Collins manège and a shelter.

Chiltern House has a proven track record as an exclusive furnished holiday let, attracting celebrity A-listers, musicians and international sports personalities. In the future it will benefit from its proximity to Shinfield Studios in Reading and its ability to host cast and crew.

Offering a lifestyle of absolute seclusion, unrivalled versatility, and exquisite design, the Chiltern Hills Estate is a sanctuary where entertainment, relaxation, and countryside grandeur converge. Yet the estate sits alongside top tier schools, world class restaurants and shopping and offers fast access to London and Oxford.



Seller Insight

“ When we first arrived 25 years ago, the trees lining the drive were no more than saplings. Today, they rise gracefully overhead — maple and cherry — offering blossom in spring, rich colour in autumn, cool shade in summer and sculptural silhouettes in winter. Over the years we've planted many more, including a rare Californian tree that doesn't blossom until its twenty years old; perhaps you'll be the first to see its golden blooms high above the garden.

Beneath the trees, spring daffodils and snowdrops appear wherever the horses once roamed, joined later by a wild drift of ox-eye daisies. From the windows you'll spot kites circling, deer at dawn and foxes calling across the valley — yet hardly a sign of human life, save for the welcoming glow of the pub on the hill, with its open fire and home cooked food.

For horse lovers, Holly Farm is a joy — the paddocks are visible from your window, with bridle paths and open countryside to explore each day. Golfers will appreciate Caversham Heath just across the road, while music enthusiasts will find an abundance of live events and local festivals. On the August Bank Holiday weekend, you can even hear the Reading Festival in the distance — the organisers kindly leave us tickets each year.

With only eight homes along Mill Lane, there's a genuine sense of peace and privacy, balanced by a warm and welcoming community. Excellent local schools and its proximity to Oxford for further studying and a wonderful choice of dining options make life here effortlessly enjoyable.

Chiltern Hill Estate has evolved with us through every stage of family life. Now, with seven bedrooms in the main house and additional accommodation within the barn and farm, it's perfectly suited to multi-generational living or a flexible lifestyle.

Chiltern House, has been excellent income source and sustained us for at least the last ten years. Most recently Robin Wright who said in recent interviews for The Sunday Times photographed alongside our pond that she loved the peace and quiet and waking up to the bird song in Chiltern Hill House. We have many happy memories of 2012 Olympians, World class polo players of the Gonzales Argentinian family, Boxer David Hay who managed to sneak Koi carp into the natural pond - catch them if you can - all the presenters from Country File, singer Russell Watson, a big feature on Panorama Plus and so many fun company away events and location shoots. Oh and weddings for friends and parties in the dance barn.

When the moon rises over the hills and the stars scatter across the sky, you realise why everyone who visits wants to return. Chiltern Hill Estate truly is a place like no other.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Chiltern House

Set behind high electric gates and approached via a granite driveway the main house is hidden from public view, with a western red cedar cladding that has gracefully silvered over time sits proudly above its valley setting. The parking area leads to a pair of large heavy wooden gates that open onto the entrance courtyard.

Inside, light-filled spaces combine elegance with comfort: a triple-aspect sitting room with open fire and balcony connects to a dining hall seating any number of guests, creating a superb setting for entertaining.

At the heart of the home, the kitchen and family room form the “day space,” complete with island, Aga, feature fireplace and direct access to the terraces. A storage kitchen and utility room discreetly support larger gatherings.

The ground-floor guest wing provides versatility, opening onto a secret garden, two further bedrooms and bathrooms, and potential to reconfigure as a self-contained annexe. A luxurious tiered cinema completes the ground floor.

Upstairs provides four beautifully appointed bedrooms, three with en-suites. Two of the bedrooms overlooking the pond and valley have balconies for admiring the views.

Outside the landscaped gardens wrap around all four sides of the property with a feature pond, various terraces and entertainment spaces including a bar area, hot tub and an artcabin that is illuminated at night with chandeliers hanging from the trees. The gardens have been planted over the last twenty five years for year round interest and are meticulously maintained as a delight for any garden lover.











Holly Farm

Approached from the gated private gravel driveway, this unique residence is filled with natural light and framed by glorious views across open fields. From the moment you enter, the sense of space and calm is unmistakable. The entrance hall opens into a stunning vaulted, triple-aspect living room — a serene daytime retreat that transforms into a cosy haven in the evenings, with a wood-burning stove as its centrepiece.

The open-plan kitchen and dining room is designed for both family living and entertaining, with space to seat six guests, a relaxed seating area, and an office corner overlooking the fields.

Upstairs, three vaulted ceiling double bedrooms enjoy garden views, the principal suite with views across the valley and a private en-suite shower room

The family bathroom offers 200 sq. ft sanctuary with a central bathtub, double shower, twin sinks, and tropical-inspired design touches that bring a spa-like feel.

The lower ground floor studio with a mirrored wall offers nearly 500 sq ft of adaptable space including a WC. Alternatively, this could be incorporated as part of the equestrian facilities to form a tack room.

Outside the gardens are to three sides of the property and provide private areas and stunning views across the paddocks and beyond along with a meadow field dining area at the lower end of the garden that is surrounded by a variety of specimen trees. These trees are majestic and were chosen for their glorious autumn colour.









Chiltern Barn

The Barn is a striking and versatile building, designed to adapt seamlessly to a variety of uses and includes heating and air conditioning.

The ground floor offers an expansive open-plan layout, enhanced by a mirrored wall, perfect for a gym or studio, alongside ample space for a home office.

A bespoke, ceiling-mounted directional sound system with 36 concealed speakers makes this an exceptional venue for entertaining, with the added benefit of keeping sound contained and cannot be heard from inside the house.

A stylish partitioned bar area opens onto a covered porch with views across the secret garden, while two W.C.s make the space ideal for gatherings and events. Behind the barn there is additional storage space for garden furniture.

Above, a self-contained apartment provides a living room, bedroom, and shower room—ideal for staff, guests, or independent living.





Holly Stables

The equestrian facilities are sited below Holly Farm and approached by a five bar gate onto a hardstanding concrete area which leads onto the Martin Collins manège and the surrounding paddocks, offering an exceptional equestrian environment. The three paddocks are thoughtfully designed, including a play area with a climbing platform for children and a field shelter for the horses. The naturally chalky soil ensures excellent drainage, and reinforced gateways prevent mud, allowing the horses to enjoy the outdoors for the majority of the year.

The stables comprise three well-proportioned boxes and a tack room, providing both functionality and comfort. This is a rare opportunity to combine luxury country living with a professionally designed, low-maintenance equestrian setup, perfectly suited to enthusiasts or families seeking an active rural lifestyle.

Outside

Both residences enjoy an exceptional degree of privacy, entirely unseen from the roadside. Individual gated driveways provide access and a charming timber picket fence with established planting create a clear separation between the two homes, while two pedestrian gates at the top of the estate provide convenient interconnection.

Both properties offer ample parking with an electric vehicle charging point at Holly Farm and additional horse box parking at the stables. Chiltern Barn presents further parking potential, capable of being converted into a three-bay garage if desired.

The paddocks lie predominantly to the southern side of the estate, with additional gated access from Tokers Green Lane, offering a fourth way into the estate.

Chiltern Hills Estate comprises of 14.8 acres, with a further 8 acres being leased from The Mapledurham Estate since 2001 at a cost of £2,000 Per Annum

There are no public rights of way across the grounds and its only short stroll through the paddocks the local pub, the Packhorse for a homemade Sunday roast.

This carefully considered arrangement ensures a rare combination of seclusion, flexibility, and convenience, making the estate a truly private sanctuary within the Chilterns, perfect for multi-generational living, a home with revenue generational potential or a fabulous weekend retreat from working life.



Location

Nestled in the heart of the rolling Chilterns, Kidmore End is a quintessential English village that perfectly balances rural tranquillity with a well-regarded village school and locals shops. Perfectly located for access to town and city life. Surrounded by lush countryside and gently undulating farmland, the village offers a sense of timeless calm, where country lanes, historic cottages, and mature hedgerows create a picture-perfect setting.

Local Area

Reading (5 miles)

- The Elizabeth line and fast trains to London Paddington in under 30 minutes.
- Oracle Shopping Centre with premium retail, dining, and leisure.

Historic Henley-on-Thames (7 miles)

- World-renowned for the Henley Royal Regatta, one of the most prestigious rowing events in the world.
- Upscale boutiques, art galleries, fine dining, and riverside walks.
- Vibrant cultural calendar including the Henley Festival of Music & Arts.

Sonning Common (0.5 miles)

- Late night food shops, doctors, dentist and restaurants

Sonning (6 miles)

- A picture-perfect riverside village with The Mill at Sonning Theatre, top class riverside restaurants and George Clooney's country home is nearby,

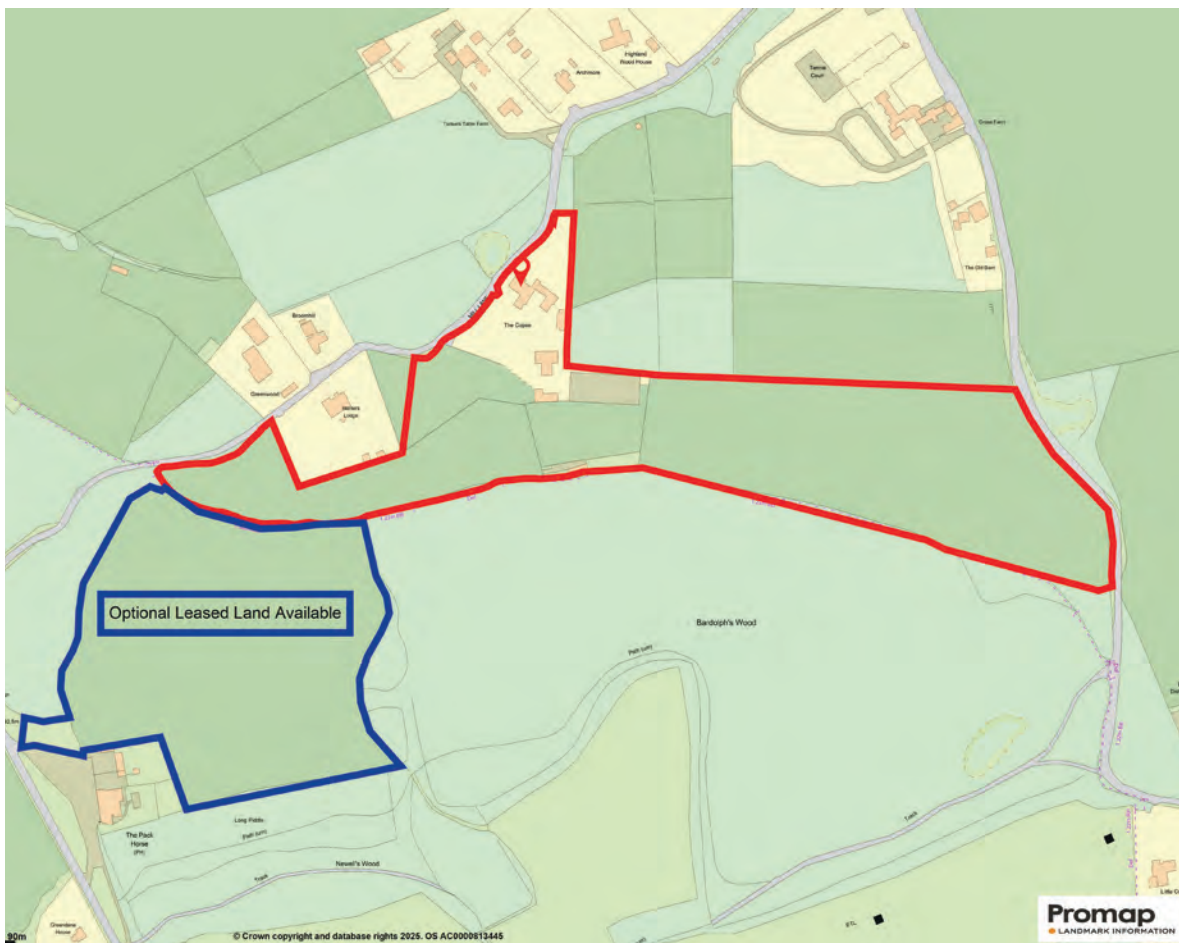
The Chiltern Hills (AONB)

- Miles of walking, riding, and cycling trails through rolling countryside.
- Red kites overhead and ancient beech woodlands.
- Golf at The Caversham Golf Club (Reading Golf Club), just minutes away.
- The Mapledurham health club and golf course

Connectivity

- London Paddington ~25 mins from Reading.
- Heathrow Airport ~30 miles (around 35–40 minutes).
- M4 and M40 motorways for direct links into London, Oxford, and the Midlands.





INFORMATION

Local Authority: Oxfordshire County Council
Tenure: Freehold | EPC: Chiltern House D | Holly Farm E | Council Tax Band: H
Construction Type: Standard construction, Brick and Tiles with cedar cladding
Utilities: Water Supply Thames Water
Sewerage: Septic Tank, guide annual cost of £284 PA.
Heating: Oil
Electricity Supply: EON
Mobile Phone Coverage: 4G mobile signal is available in the area. We advise that you 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 12 plus vehicles
Optional 8 acres in a neighbouring field available for lease at 2K per annum.
Restrictive Covenants apply. Contact the agent for further information.
This property is split over three titles, contact the agent for further information.

Viewing Arrangements

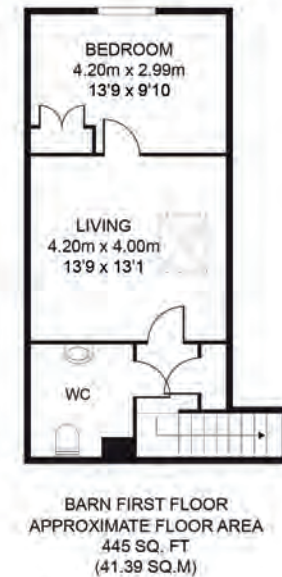
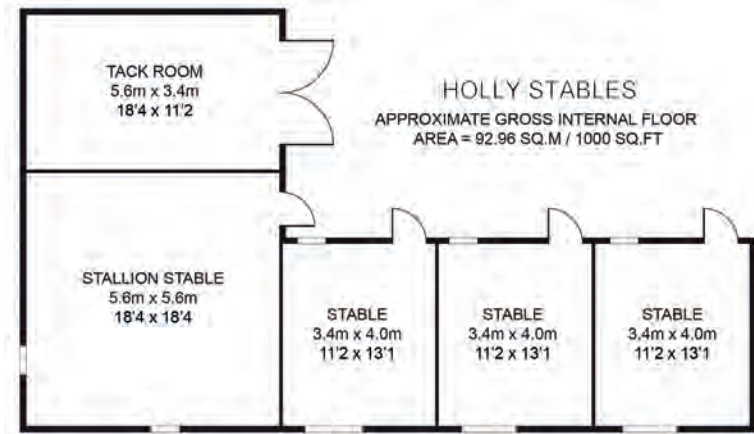
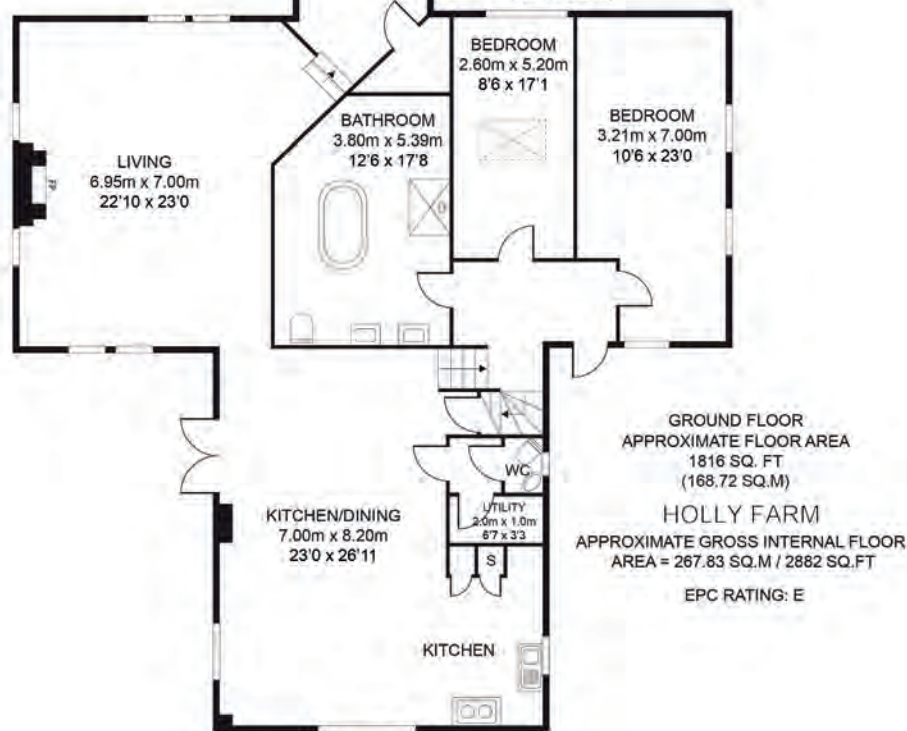
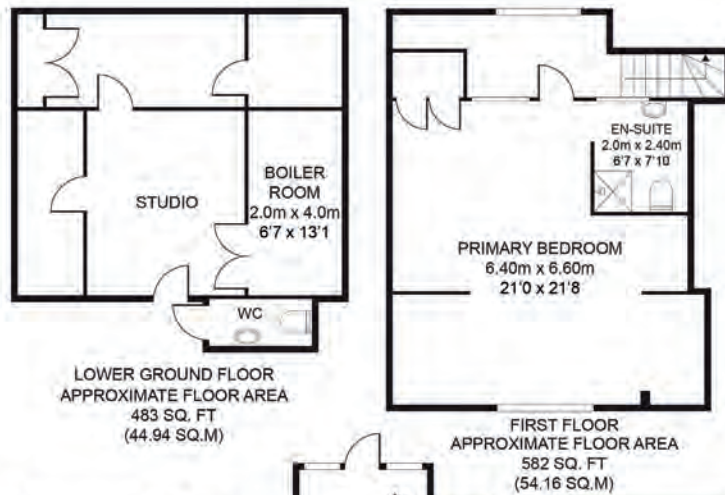
Strictly via the vendors sole agents Fine & Country Reading and Twyford on Tel
Number +44 (0)1183 248 030

Website

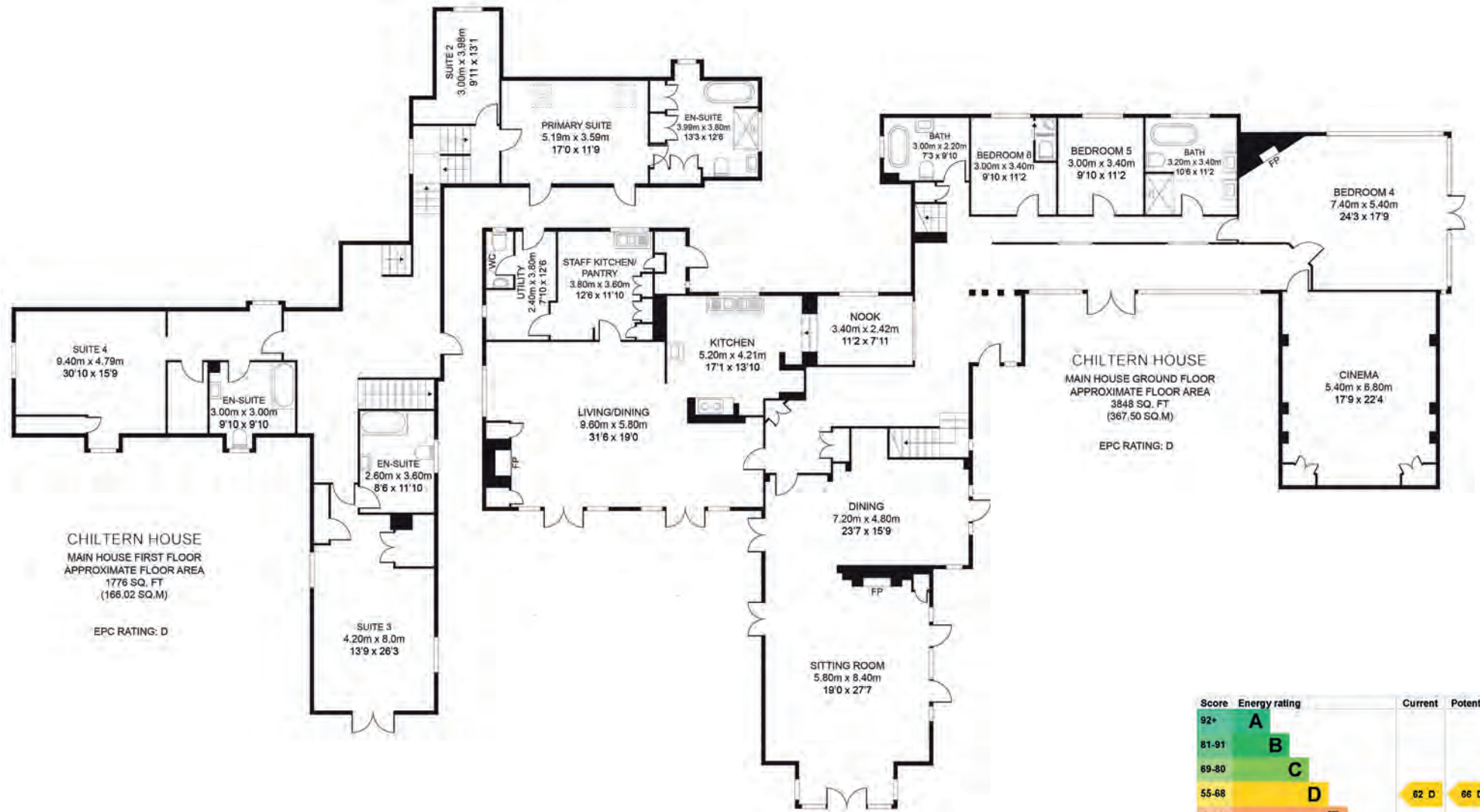
For more information visit Fine & Country Reading and Twyford <https://www.fineandcountry.co.uk/reading-and-twyford-estate-agents>

Opening Hours:

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



CHILTERN BARN
APPROXIMATE GROSS INTERNAL FLOOR
AREA = 107.40 SQ.M / 1156 SQ.FT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		





ROBERT CABLE
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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.

FINE & COUNTRY

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

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