



HARP FARM

— Wokingham, Berkshire —

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SELLING UNIQUE AND BEAUTIFUL HOMES



A characterful farmhouse that quietly balances countryside calm with everyday convenience.

Set in a private position on Forest Road, Harp Farm immediately feels tucked away from the world, yet reassuringly connected. The approach is simple and understated, a sweeping driveway connecting via electric gates to generous private parking and a house that carries its mid-19th century origins with quiet confidence. There is a sense of arrival here, not just in the space, but in the atmosphere, one that feels settled, private and distinctly homely.



FIRST IMPRESSIONS AND ARRIVAL

As you enter the drive, the scale of the plot becomes clear. The wraparound grounds extend to a third of an acre, with ample space for both day-to-day living and larger gatherings. Parking is rarely a concern, with capacity for well over six cars securely within the gates and significant additional space on the driveway if ever required. The detached double garage, complete with EV charging and adjoining workshop, sit neatly at the rear of the plot, practical yet unobtrusive.

The house itself reflects its heritage, originally two farmworkers' cottages that have evolved over time into a cohesive and substantial family home. Later additions, including the use of reclaimed bricks from the historic Huntley & Palmer factory, subtly tie the property to the wider story of the local area.



A WELCOMING ENTRANCE AND FLOWING LAYOUT

Stepping inside, once through the practical porch, the entrance hall sets the tone. It is open, inviting and well-connected, giving an immediate sense of how the house flows. From here, each of the principal ground floor rooms links naturally to the next, creating a layout that feels both intuitive and sociable.

To the left sits the office, a well-proportioned and quietly positioned room that lends itself perfectly to home working.





Opposite the office, the dual-aspect sitting room offers a great place to relax or cosy up for a chat, centred around a very pretty Victorian style gas open fireplace that adds warmth and character, particularly in the cooler months.

Moving through the double doors in the far corner of the sitting room, the dining room occupies a central position within the home. It is a space that feels made for hosting, with enough presence for more formal occasions while still connecting seamlessly with the rest of the house. The second fireplace here adds to the sense of occasion, especially when entertaining in the evening. The final door at the far end links you back into the kitchen / breakfast room which shares a large open plan space with the family room but more about them later.

What becomes clear as you move through these rooms is the circular nature of the layout. Each space links back to another, allowing for easy movement whether hosting guests or simply going about daily life. It is a layout that works just as well for a busy family as it does for quieter moments. And of course, if you want the more direct route, you can always just use the hallway as intended!



THE HEART OF THE HOME

At the far end of the hallway at the rear of the house, the kitchen/breakfast room and family room provide the real hub of the property. Recently renovated, this is a generous open-plan space that naturally draws in both people and light – not just thanks to the ample room for a breakfast table. The kitchen itself is both practical and well-appointed, featuring Bosch appliances including a gas hob and double oven, alongside ample worktop and island and lots of storage.

The family room is where the space really comes to life. With bifold doors opening out onto the decking, there is a strong connection to the garden, particularly in the warmer months. The pergola overhead, draped in mature wisteria, creates a beautifully filtered light and a setting that feels both sheltered and open at the same time.



It is easy to imagine this space in daily use, morning coffee at the table, children moving between inside and out, or evenings spent with friends as the doors remain open and the garden becomes an extension of the room.

A separate utility room sits just off the kitchen, providing a practical working space that can be closed away when needed, keeping the main living areas uncluttered.



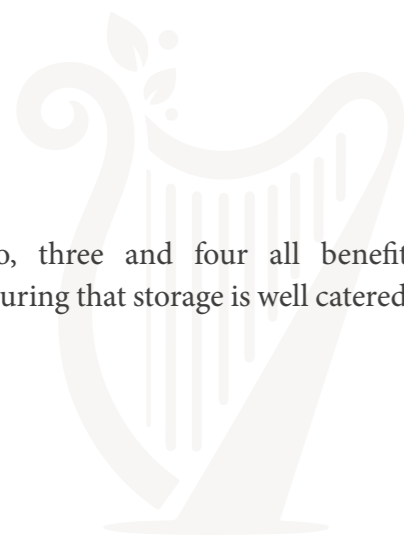
UPSTAIRS ACCOMMODATION

The first floor continues the sense of space and balance found downstairs. Four well-proportioned double bedrooms are arranged around the landing, each offering a comfortable and private retreat.

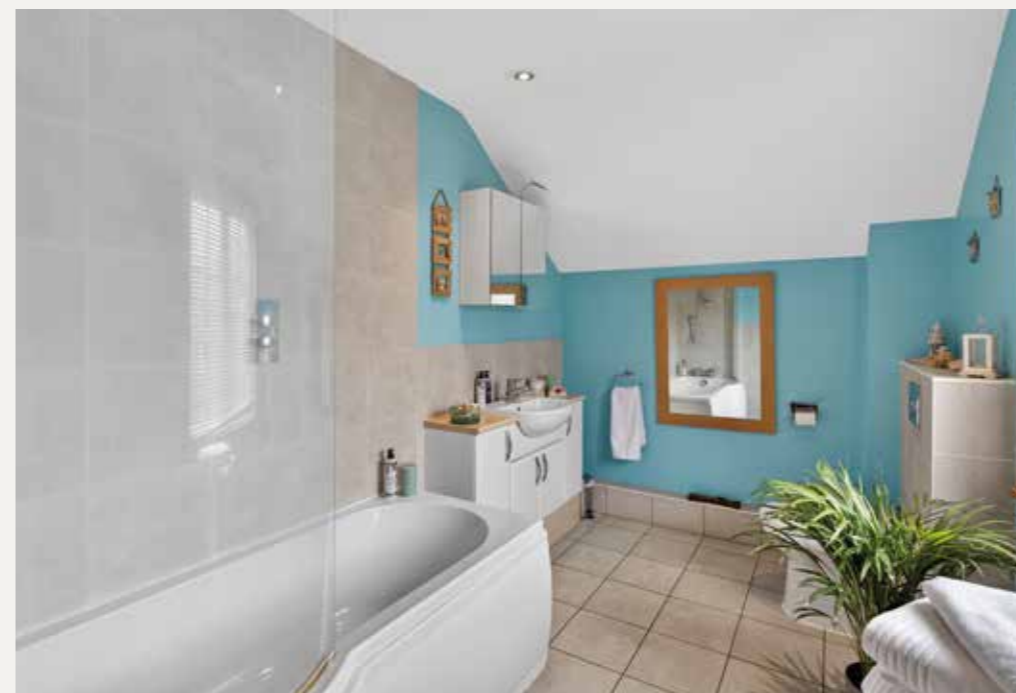
The principal suite is particularly impressive, both in scale and layout. The bedroom itself is generous, with a calm and restful feel, while the adjoining walk-in wardrobe leads through to a four-piece ensuite. This arrangement creates a natural sense of separation and privacy, almost like a suite within the house.



Bedrooms two, three and four all benefit from built-in wardrobes, ensuring that storage is well catered for throughout.



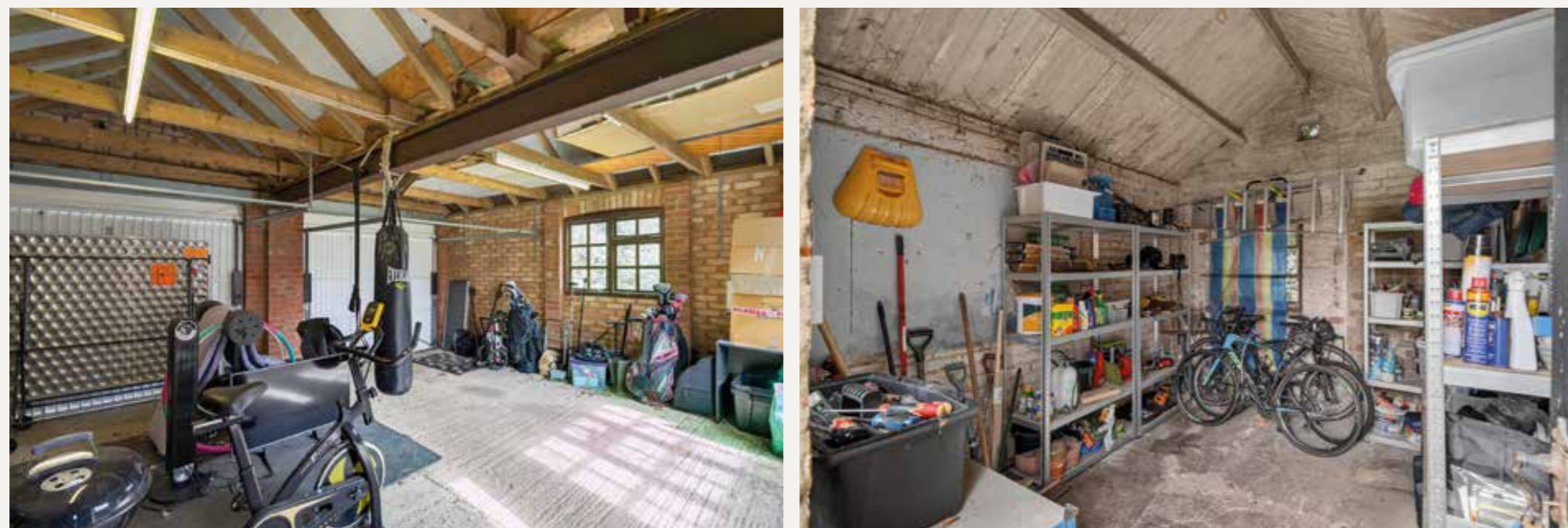
These rooms are served by a family bathroom, thoughtfully positioned and well-suited to the needs of a busy household, just like the large airing cupboard.



OUTBUILDINGS AND PRACTICAL SPACE

Beyond the main house, the detached double garage and adjoining workshop add a further layer of flexibility. Whether used for storage, hobbies, fitness or more practical requirements, this space adapts easily to different needs.

The inclusion of an EV charger reflects a more modern consideration, while the overall scale of parking and access ensures the property remains as practical as it is characterful.



GARDENS AND OUTDOOR LIVING

The gardens at Harp Farm are a real highlight, wrapping fully around the house and offering a variety of spaces to enjoy throughout the day. The orientation allows you to follow the sun from morning through to evening, whether that is a quiet coffee on the decking or a later gathering as the light softens.

The sense of privacy here is notable. Despite being so well connected to nearby towns, the house feels like its own contained environment. Mature planting, open lawn and thoughtful positioning all contribute to a setting that feels both usable and peaceful.

The decked terrace, directly accessed from the family room, is likely to become a favourite spot. Covered by the pergola and framed by wisteria, it offers a natural place to sit, dine or simply pause for a moment. It is one of those areas that works just as well for a quiet evening as it does for hosting larger groups.



A HOME SHAPED BY ITS OWNERS

Homes like this often carry a story, and Harp Farm is no exception. The current owners have spent over two decades here, raising a family and making full use of both the house and its surroundings. Their reflections speak to the versatility of the space, from early family life through to later years filled with gatherings and celebrations. Here is a bit about the home in their own words:

“We bought Harp Farm 25 years ago as a family home for our 2 young daughters who were joined by our son shortly after we moved in. We loved the character, the flow of the rooms, the size of the bedrooms, the storage, the wrap-around, follow-the-sun garden, the privacy and the proximity to Binfield, Wokingham and Twyford. Even the lovely historical touches such as its original incarnation as 2 farmworkers cottages or the fact that the later 20th century extension used reclaimed bricks from the historic Huntley & Palmer biscuit factory - it’s so closely connected to the history of the local area! Being able to walk to the Warren and Ashridge Garden centre has always been a huge plus but once you’re here, it’s always felt like our own little oasis and the perfect family home, with many, many happy gatherings of family and friends; from nursery days to university days, and beyond. We’ve been so happy here and know the next owners will love it just as much as we have.”



ROUND AND ABOUT

Forest Road sits in a particularly convenient position, offering a semi-rural feel without sacrificing accessibility. Wokingham town centre is just 5 minutes away, providing a wide range of shops, restaurants and everyday amenities, while Twyford station is within approximately 7 minutes, offering fast connections into London via GWR and the Elizabeth Line.

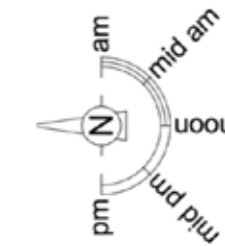
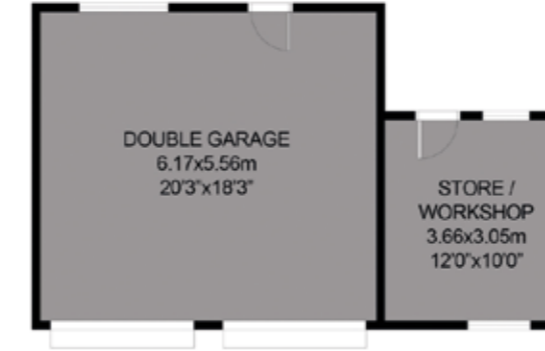
For those travelling by road, the nearby M3 and M4 motorway network is easily accessible, making commuting or longer journeys straightforward.

The surrounding area offers plenty for outdoor pursuits, with local walks, countryside and nearby spots such as The Warren and Ashridge Garden Centre within easy reach. Schools in the area are well regarded, both state and independent, making this a strong location for families.

You are surrounded by lovely villages like Hurst and Shurlock Row, great sporting facilities such as Cantley Park or Billingbear Park Golf Course and lovely places for walks including parks like Dinton Pastures or riverside options in nearby spots like Henley or Windsor.

THE FINER DETAILS

EPC:	D
Council Tax Band:	G
Services:	The property has mains electricity, gas, water and non mains drainage
Heating:	Gas central heating (radiators)
Local Authority:	Wokingham Borough Council
Distances:	A329M - 2.6 miles / 6 mins, M4 - 5.1 miles / 9 mins Wokingham Station – 1.9 miles / 5 mins Twyford Station – 3.6 miles / 7 mins Wokingham 5 mins / 2 miles, Ascot 8 miles / 20 mins Heathrow T5 26.2 miles / 32 mins



Approximate Area:

Ground Floor	112 sq.m / 1204 sq.ft
First Floor	110 sq.m / 1182 sq.ft
Limited Use	4 sq.m / 42 sq.ft
Total Accommodation	226 sq.m / 2428 sq.ft
Garage	35 sq.m / 373 sq.ft
Store/Workshop	11 sq.m / 120 sq.ft
Total Accommodation	275 sq.m / 2963 sq.ft



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