
HURST GROVE

SANDFORD LANE • HURST • BERKSHIRE





HURST GROVE

SANDFORD LANE • HURST • BERKSHIRE • RG10 0SQ

Central London 37 miles, Henley-on-Thames 8 miles, Reading 7 miles, Twyford Station

(Elizabeth Line and GWR from 21 minutes to Paddington Station) 2.6 miles

Ascot 10.9 Miles, London Heathrow 25 miles, Farnborough Airport 16 miles

Waterloo station 46 minutes via Paddington Station or from Winnersh Station 1.3 miles from 1 hour 15 minutes

(Distances are approximate)

HOUSE

Orangery entrance hall • Reception hall • Drawing room • Dining room • Sitting room • Snooker room • Garden room • Kitchen/breakfast room • Pantry • Utility room • Wine cellar • Study • Rear hall • 2 cloakrooms • Boot room

Principal bedroom suite with dressing room/bathroom • Shower with separate WC • Guest bedroom suite with dressing room and shower room • 3 further bedrooms • 2 with en suite bathrooms/ shower room

(1 en suite shower room shared with 1 bedroom) • Laundry room

THE WEST WING

Presently let offices with planning permission to convert to 3 further bedroom suites • Laundry room and gym on first floor and indoor pool on the ground floor

THE STABLE GUEST LODGE

Vaulted reception hall • Living room • Kitchen/breakfast room • Cloakroom • Utility room • Office/potential 4th bedroom suite • 3 bedroom suites

THE GATE HOUSE

Kitchen • Living room • Cloakroom • 2 bedroom suites • Private garden

GARAGE

Double garage with gardeners office/workshop • WC

GARDENS, GROUNDS AND LAND

In all approximately 37 acres

An outstanding Grade II listed Georgian Country House set in beautiful mature gardens and grounds with rental income.



knightfrank.co.uk

Knight Frank National Country Department
Edward Welton MRICS /
James Crawford MRICS

edward.welton@knightfrank.com /

james.crawford@knightfrank.com

+44 (0) 20 7861 1114 / +44 (0) 20 7861 1065

Knight Frank Henley-on-Thames
Nick Warner

nick.warner@knightfrank.com

+44 (0) 1491 844 901



savills.co.uk

Savills Country House Department
Ed Sugden MRICS

esugden@savills.com

+44 (0) 20 7409 8885

Savills Henley-on-Thames
Stephen Christie-Miller

schristie-miller@savills.com

+44 (0) 1491 843 000





SITUATION

Hurst Grove is a secluded yet well-connected estate, nestled within its own gardens and surrounded by woodland. Despite its tranquil setting, it offers excellent access to major transport links, with the M4 less than five miles away and convenient rail services via the Elizabeth Line and GWR from Twyford Station, as well as rail access to Waterloo from Winnersh Station. Both Heathrow and Farnborough Airports are accessible, both less than 25 miles away. Everyday essentials are close at hand with a Sainsbury's and post office in nearby Winnersh, while Henley-on-Thames—just eight miles away—provides a charming mix of weekly markets, independent shops, cafés, restaurants, and lively pubs. Nearby, the picturesque villages of Sonning, Wargrave, and Twyford offer their own character, with delightful pubs, beautiful scenery, and historic landmarks.

Hurst Village adds to the appeal with its pond, cricket pitch, local primary school, pubs, church, and its bowling green, reputed to be the second oldest in the country. Within walking distance is Saint Nicholas Church, with the historic Almshouses sitting opposite, across the road from the 16th-century pub, The Castle, complete with its adjacent bowling green—a true slice of England. Surrounding the estate, rolling farmland and the stunning Dinton Pastures, with its beautiful lakes, offer

serene landscapes and opportunities for outdoor adventures. For those with a taste for fine dining, Tom Kerridge's two Michelin-starred The Hand and Flowers in Marlow and Heston Blumenthal's three Michelin-starred The Fat Duck in Bray are both within an eleven-mile radius.

SPORTING AND RECREATION

The town is also a hub for sports enthusiasts, boasting the prestigious Leander Rowing Club alongside two additional rowing clubs, a rugby club, and two tennis clubs. Golf at Sunningdale, Wentworth, and more locally at Wokingham and Temple. The Black Swan Sailing Club and Dinton Pastures Country Park are in Hurst, providing access to a range of country pursuits including walking and riding, in addition to an extensive network of bridleways and footpaths locally. Racing is at Ascot, Newbury and Windsor. Polo at Guards and The Royal Berkshire Polo Club in Windsor and Ascot Park. There is also boating on the River Thames.

SCHOOLING

There is a wide choice of schools within easy reach including Dolphin Prep, St Marys Prep, Bluecoat, Queen Annes, Wellington College, Eton, Charterhouse, Downe House,



Shiplake College, Pangbourne College, The Oratory, Bradfield School, Lambrook School and Reddam House. There is a primary school in Hurst.

HISTORY

The land Hurst Grove was eventually built on has rich history dating back to 968AD, when it was reportedly owned by King Edgar, according to the chronicles of Abingdon Abbey.

Eventually built around 1730, possibly by a John Dalby, when according to the Domesday survey, the old mill still formed part of the Hurst Grove estate. The estate passed to his son Septimus, who has a memorial plaque on the east chapel wall of Hurst church. It remained in the Dalby family until it was acquired by a Captain Henry Boyle Deane in 1810 who was Oxford educated and a Captain in the Royal Berkshire militia. The house was subsequently acquired by British army officer and Conservative politician, Colonel Henry George Boldero. It had successive owners including the brewer Peter Finch, Reginald Howard Reed Palmer, part of the Huntley & Partner biscuit manufacturers and Zimbabwean businessman and former rugby union international, John Bredenkamp. In 2005 the house was purchased by the present owners.



DESCRIPTION

Built around 1730, Hurst Grove showcases the stunning classic design and symmetry of the Georgian period. All rooms afford uninterrupted views across its gardens and grounds.

During their 20 year tenure the present owners have undertaken extensive renovations and improvements. Hugh Petter of Adam Architecture was commissioned to redesign and enhance elements of the house to create, not only a wonderful family home, but also to enable entertaining on a grand scale, with ease. This has been achieved with striking effect. Through a series of wide double doors, the sitting, dining, drawing rooms and reception hall can be opened up to create an expansive entertainment space. In turn, two sets of double doors open again onto the kitchen.

Meticulous architectural integrity has been adhered to with bespoke craftsmen reproducing period detailing where necessary. Architectural and design details abound throughout the house. These include full height large-pane French doors, with panels above, to all ground floor rooms, some with original shutters, 12-pane sash windows to the first floor, panelled doors and reveals, deep skirtings and dado rails. Tall ceilings with decorative plaster cornicing and ceiling roses, panelled walls, limestone, oak plank and oak parquet flooring, all feature. There are stunning marble, oak and slate fireplaces, some repurposed from Shinfield Manor.

A beautiful orangery affords an impressive entrance to the house, opening to a stunning reception hall. The magnificent C18th staircase, with delicate turned balusters and curving mahogany handrail, rises and divides to a half landing. A full height window to one side and French doors to a Juliet balcony the other. Stairs rise either side of the half landing to an impressive galleried landing above.

From the hall, all main reception rooms interconnect. The sitting room with its marble fireplace, has glazed angular bays to both aspects and three sets of French doors opening to the terrace and garden. Double doors from the sitting room, dining room and drawing room with regency fireplace all open completely in alignment across the reception hall, providing a highly desirable entertainment space. In the generous dining room, the angular bay has three French doors within, opening to the garden. There is a carved oak fireplace and a second door opens to a rear corridor usefully connecting back to the kitchen.



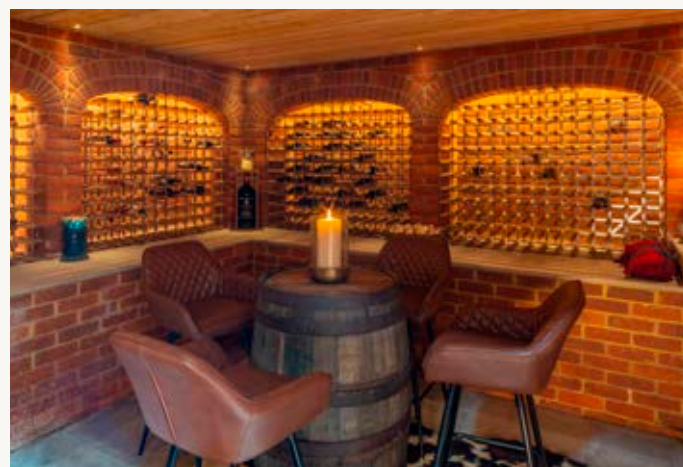
The elegant drawing room has full height window panels either side of French doors, also onto the garden, opposite an unusual inlaid marble fireplace.

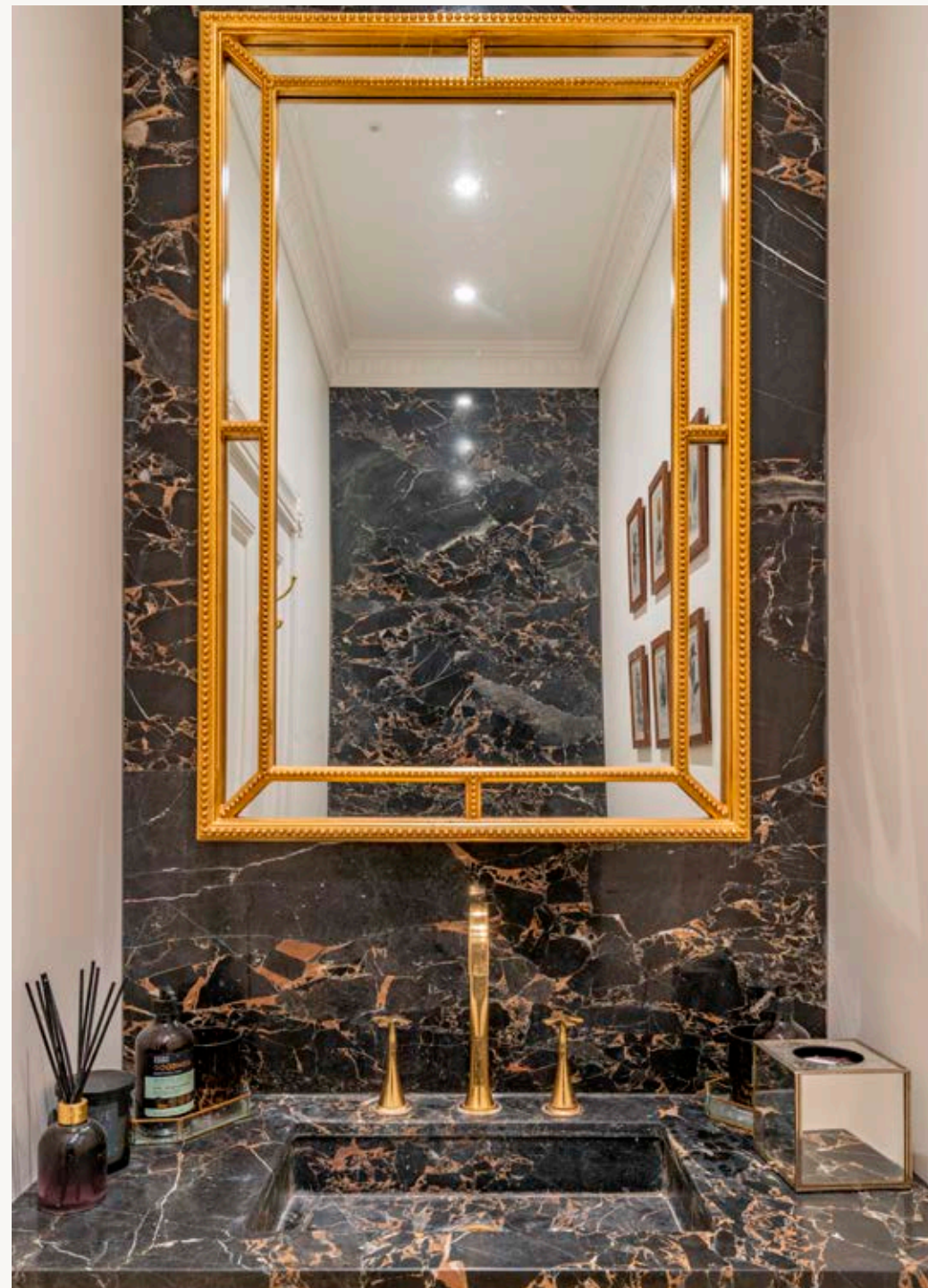
The magnificent kitchen has been extended to provide an orangery style eating area. A bank of glazed panels and three sets of French doors open to the courtyard garden. With the two large roof lanterns (all double glazed), the room is flooded with natural light. Bespoke painted wooden cabinetry sits beneath pale quartz worktops and includes an island unit, extending to over three metres. Appliances include a Lacanche range cooker, three Miele dishwashers (one in the utility room), full height Liebherr fridge and freezer, Liebherr wine cooler and a Quooker boiling tap. Directly off is a walk-in pantry with bespoke shelving, with library steps, and a large utility room. A glass door in the floor opens electronically and drops to a wonderfully atmospheric wine cellar and tasting room.

The snooker room is situated off the reception hall, as is a delightful garden room with doors to both aspects opening to the courtyard garden and the terrace.

Off the kitchen, the rear hall leads on to a good sized study, boot room, cloakroom and rear door to the drive.

Ascending the magnificent staircase to the galleried landing, the principal bedroom suite is impressive. The bedroom has five sash windows overlooking two aspects of the garden. Bespoke cabinetry spans one wall with walnut veneered interiors. The dressing room, also with matching cabinetry to one wall, features a central freestanding bath looking out over the gardens. Just off is a separate WC with vanity unit and a separate shower, also with a vanity unit.









The guest bedroom suite has its own dressing room and shower room. There are three further bedrooms, one with an en suite bathroom. Two further bedrooms share a dressing area and a shower room is accessed directly from one of the rooms. There is also a laundry room to the first floor and a second staircase drops to the rear hall.

TECHNICAL SPECIFICATION

- Underfloor heating to the ground floor and bathrooms
- Internet cabling to sitting room, study and garden room. Remainder wireless
- Contemporary lighting control system with LED lighting including 5 amp
- Security system with 24 hour monitoring
- Heat detection system
- High end fittings including Miele, Lacanche, Axor, Hansgrohe and Duravit





Hurst Grove

Approximate Gross Internal Area
Main House = 808 sq m / 8,697 sq ft
The West Wing = 425 sq m / 4,574 sq ft
Garage = 60 sq m / 645 sq ft
The Gate House = 100 sq m / 1,076 sq ft
The Stable Guest Lodge = 272 sq m / 2,927 sq ft
Total Area = 1,665 sq m / 17,919 sq ft

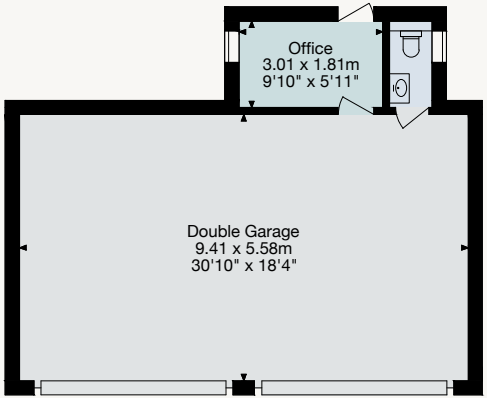
Not to scale. For identification purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Hurst Grove

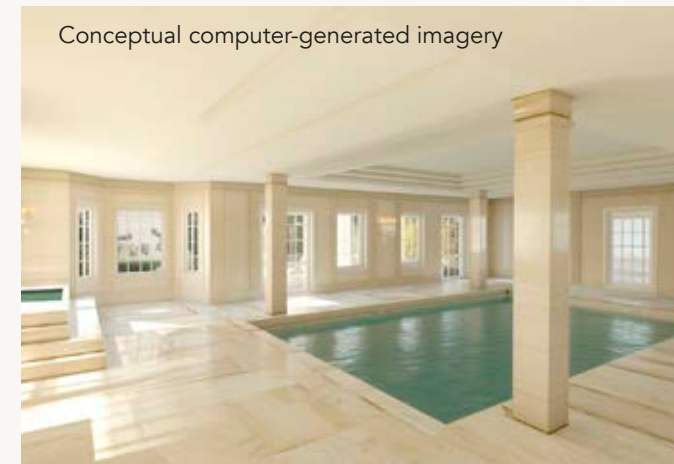


First Floor



Garage



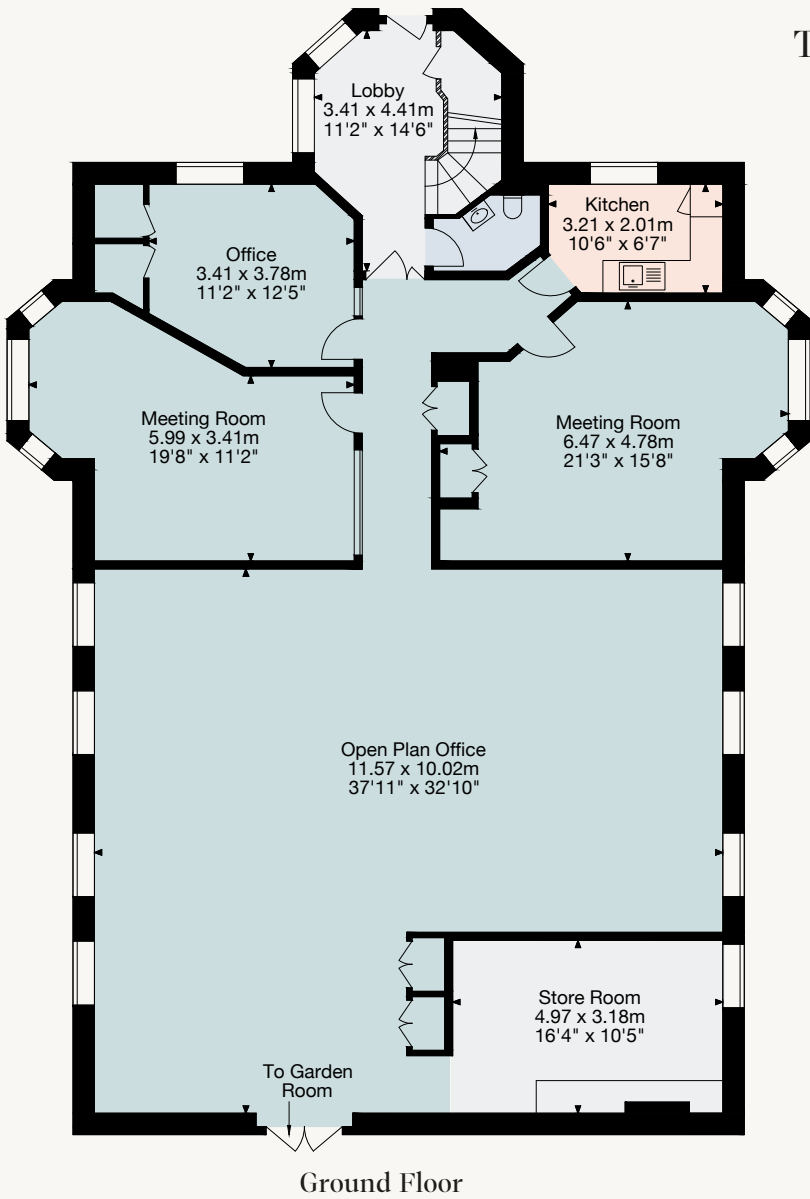


Conceptual computer-generated imagery

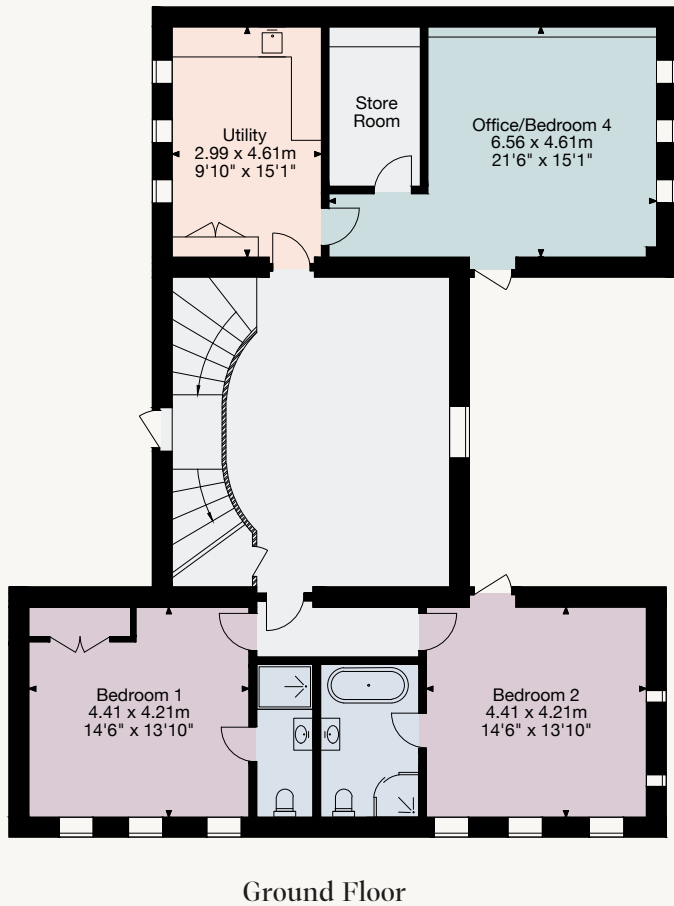
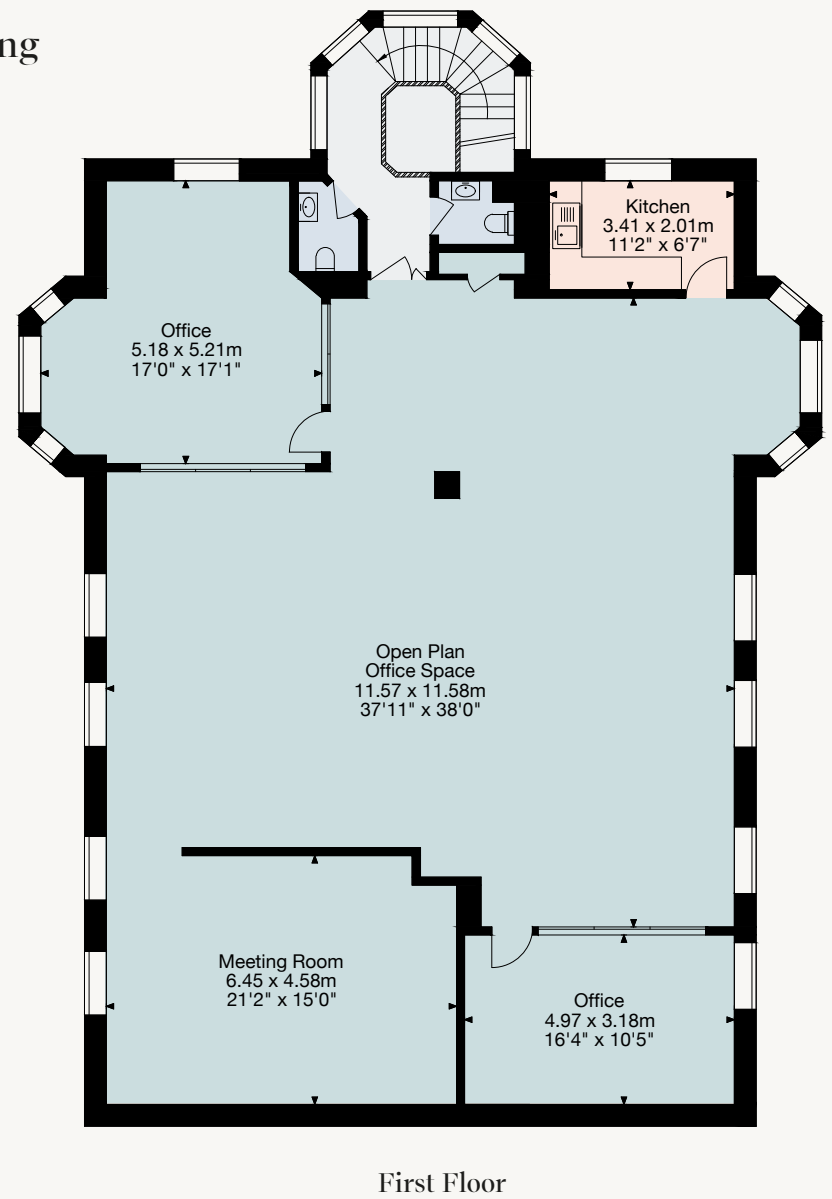
WEST WING

The house is connected on both floors and extends to the West Wing which are currently let out as offices. (4,574 sq ft). Planning permission is in place with associated listed building consent (Planning ref: 100980 and 100433) to incorporate and convert this space and bring it into the house, creating three bedroom suites, a laundry and gym on the first floor and an indoor pool on the ground floor.

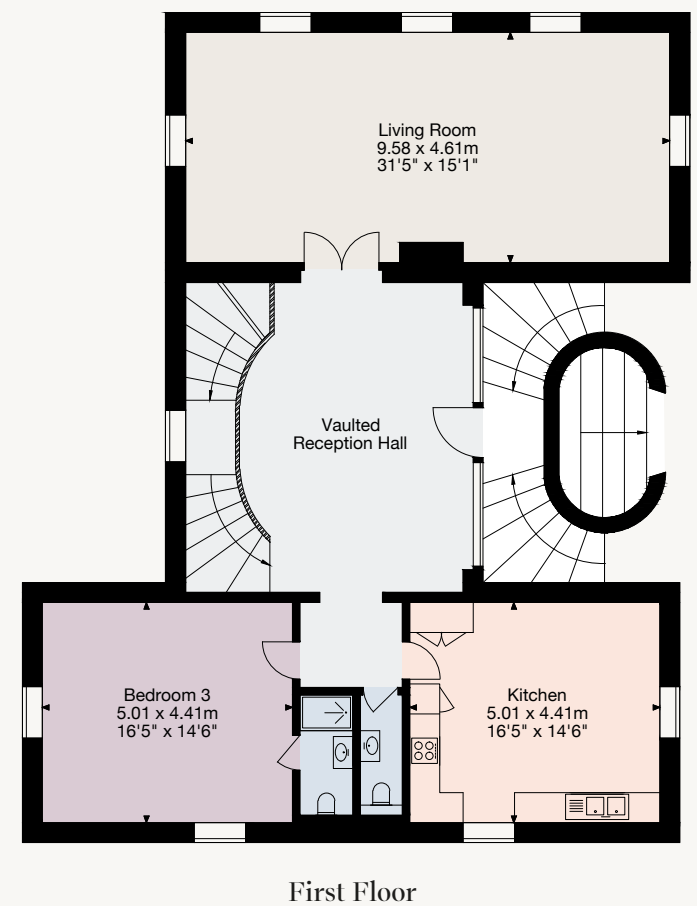
The West Wing is currently let out on a business lease on a three year term subject to a mutual rolling break clause with 9 months notice. Rental income is currently £102,000 per annum.



The West Wing



The Stable Guest Lodge



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Gate House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The Stable Guest Lodge

Score	Energy rating	Current	Potential
0-25	A		
26-50	B		
51-75	C		
76-100	D	94 D	
101-125	E		
126-150	F		
Over 150	G		

The West Wing

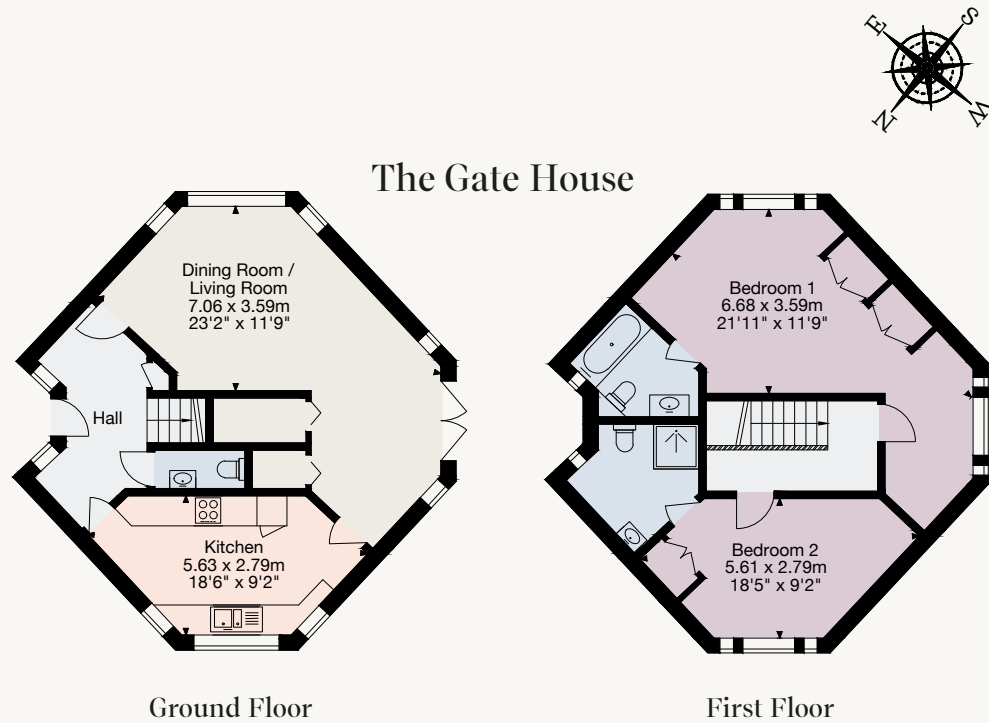


THE STABLE GUEST LODGE

With dual access off the courtyard garden and the garage drive way, this separate accommodation offers total flexibility of use. It is presently arranged over two floors providing a vaulted reception hall, living room, kitchen/breakfast room, cloakroom, utility room, office/potential 4th bedroom suite and three bedroom suites. However, it has been designed to easily convert to two separate apartments or be used as separate office/ leisure accommodation. Currently let out on a assured shorthold tenancy.

GARAGE/ GARDENERS OFFICE

A pair of double garages electric doors, separate pedestrian entrance and WC.



THE GATE HOUSE

Hurst Grove sits within the middle of its own secure oasis of stunning mature gardens and grounds with spectacular mature trees and shrubs. There are two gated entrances, both electronically operated. The first being the main entrance with brick piers and the second being the service gate which again has impressive brick piers.

As you enter through the service gate on the left hand side you have the architecturally interesting hexagonal brick built Gate House, offering a kitchen, living room, cloakroom and two bedroom suites on the first floor which has separate parking area and its own gardens. This adds a sense of further security to this particularly special residential estate. Currently let out on an assured shorthold tenancy.





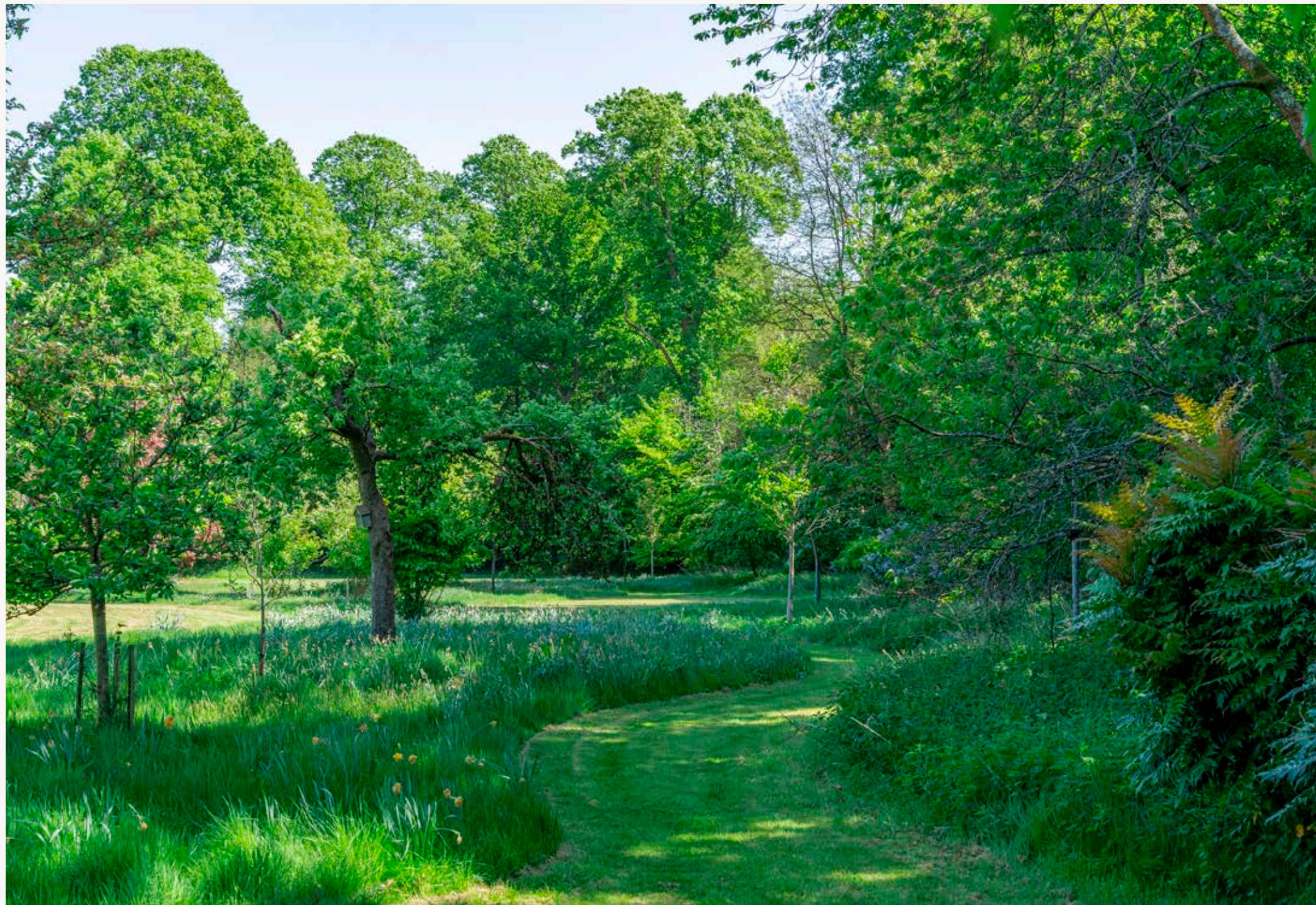
OUTSIDE

The estate extends to approximately 37 acres with two access controlled, twin gated entrances with a main gate and service gate, thereby protecting its borders and privacy. It is securely fenced and provides open fields, woodland, formal gardens, orchard and parkland, and is a haven for all manner of wildlife. The land includes woodland surrounding the property, as well as further woodland opposite Sandford Lane and Davis Street.

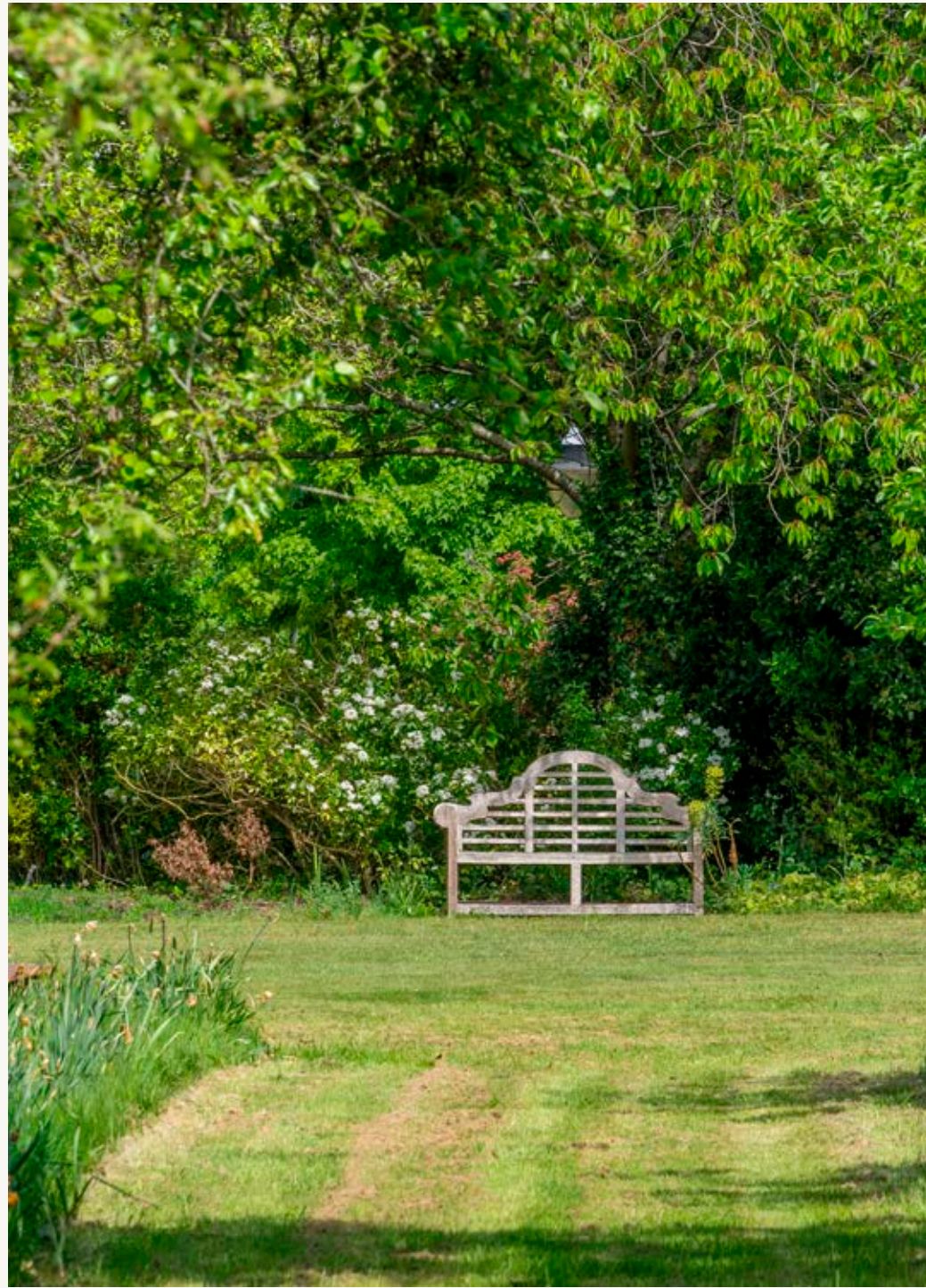
Originally planted several hundred years ago, the structure of the garden is both mature and glorious. Ancient gnarled trees dominate, including horse chestnut, walnut, beech and yew, interspersed with many specimen trees. Magnificent rhododendrons and azaleas provide a vivid backdrop in the springtime. More recently an orchard has been planted with apple, pear, plum, cherry and mulberry, underplanted with swathes of bulbs, with paths mown through the longer grass.

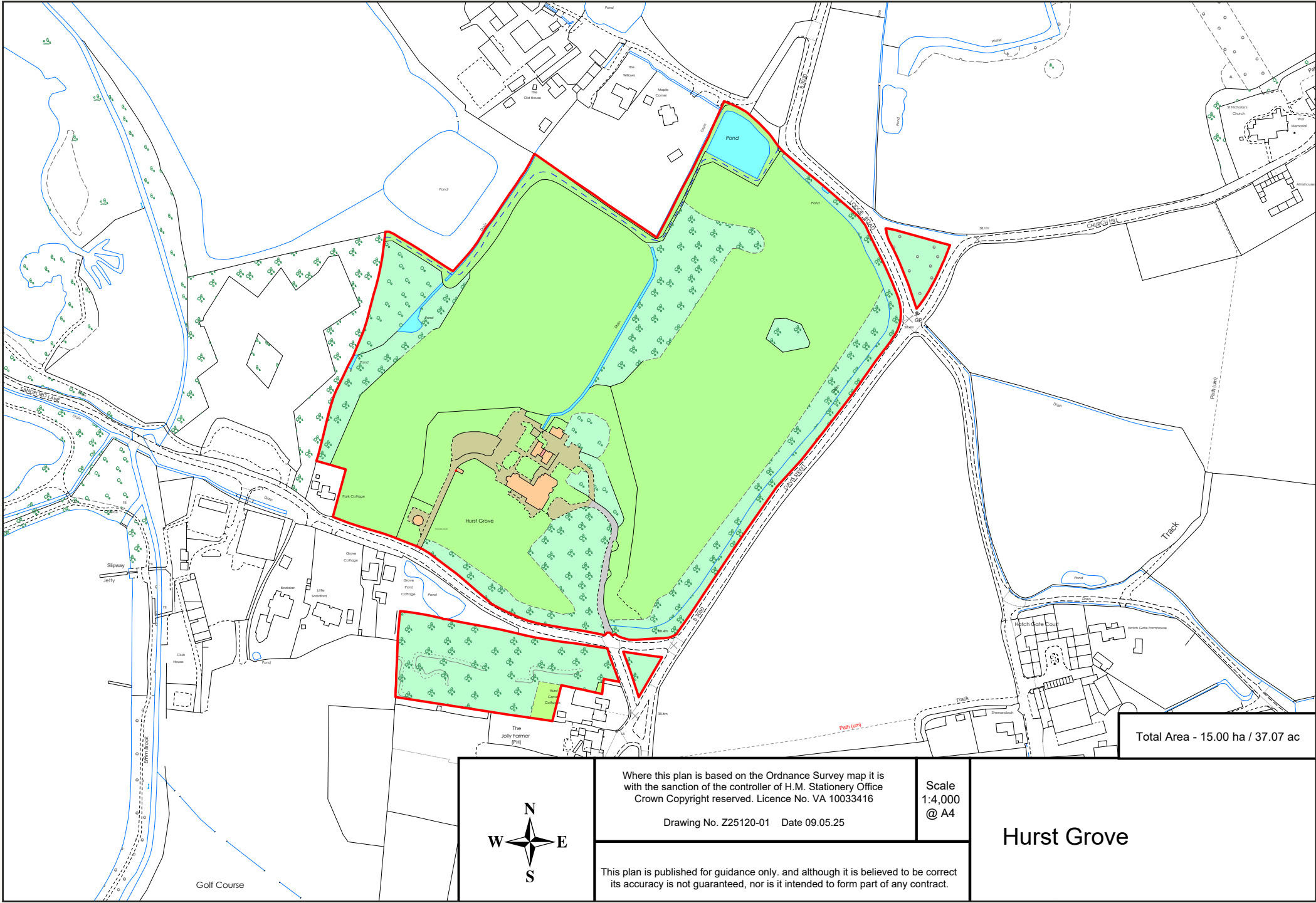
Colvin and Mogridge Landscape Architects designed the delightful, western facing terrace which spans the depth of the house and the courtyard garden. Both feature established wisteria, roses and clematis and box, beech, privet and yew hedging.

There is existing planning for a tennis court (Planning ref: 100433 and 100980)









Fixtures and Fittings

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from Savills or Knight Frank LLP.

Services

Mains electricity, water and gas are all connected Hurst Grove, West Wing and The Gate House.

Electric air source heat pump to The Stable Guest Lodge.

Private drainage for all.

Tenure

The Freehold to be offered subject to the existing tenancies or with vacant possession by agreement.

Property	Tenancy	Rental Income (pa)
The West Wing	Business Tenancy	£102,000
The Stable Guest Lodge	AST	£39,000
The Gate House	AST	£19,200
Total		£160,200

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken April 2025. Particulars prepared October 2026. Capture Property 01225 667287.



Uplift Clause

There is linear planning potential along the road side to the west of the Gate House. The vendor would like to insert an up lift clause within the sales contract should any subsequent owner secure a planning uplift. More details are available from the selling agents.

Local Authority

Wokingham

Council Tax Band

The Stable Guest Lodge - G
Hurst Grove - H
The Gatehouse - D

Directions

From London take the M4 towards the west. Exit at junction 10 and merge onto A329 towards Reading East. Remain on A329 for approximately 2 miles towards Winnersh and Woodley. At the roundabout take the second exit onto Wharfdale Road. At the next roundabout take the second exit towards Workingham and Bracknell. After 250 yds keep left onto The Bader Way. After 1 mile at the roundabout take third exit onto Mohawk Way. After a short distance turn right onto Sandford Lane, pass The Old Mill House on the left, cross two hump back bridges, pass Dinton Pastures Country Park and take the second entrance to Hurst Grove on the left.

What3words: ///cars.kite.foil

Viewing

Strictly by appointment with Savills and Knight Frank LLP.

