



Chusan House
Farley Court | Church Road | Farley Hill | Berkshire | RG7 1TT

 FINE & COUNTRY

CHUSAN HOUSE

An architectural tour de force combining contemporary luxury with a classic parkland setting. Nestled in an elevated position within the grounds of historic Farley Court, Chusan House offers over 4,550 sq ft of meticulously renovated accommodation across three storeys - featuring a Gaggenau culinary suite, glazed living areas, formal dining salon, and a principal balcony suite. Set within 1.1 acres of landscaped grounds created by Chelsea Gold Medal-winning designer Philip Nash, this impressive home also boasts a heated outdoor swimming pool, triple garaging, Rako smart automation, and breathtaking rural views.



Key Features

- Gated Estate Setting: Tucked privately at the end of the sweeping parkland drive of the historic 18th-century Farley Court.
- 4,550+ Sq Ft Layout: Three light-filled floors of bespoke contemporary design, tailored for family living and high-capacity entertaining.
- Designer Landscaped Grounds: 1.1 acres of structured grounds conceived by acclaimed RHS Chelsea Flower Show Gold Medal winner Philip Nash.
- Private Pool Complex: Outdoor heated pool enclosed by wide stone sun terraces, architectural borders, and panoramic views.
- Gaggenau Culinary Suite: Open-plan chef's kitchen featuring top-tier Gaggenau appliances, integrated bench seating, and an adjacent prep utility with secondary washing facilities.
- Glazed Orangery & Hearth: Soaring reception space anchored by a contemporary flueless bio-ethanol hearth and broad garden vistas.
- Entertaining Salon: Formal dining zone custom-fitted with an artisan cocktail station and climate-controlled wine storage.
- Principal Suite: Luxury primary suite with a sun-drenched private balcony, bespoke dressing room, and a spa-grade en-suite bathroom.
- Climate & Home Automation: Rako intelligent lighting scenes, zoned air conditioning, and full-footprint underfloor heating downstairs.
- Substantial Garaging: Private gated forecourt serving a detached triple garage configuration (open-bay double plus enclosed bay).

The Approach & Setting

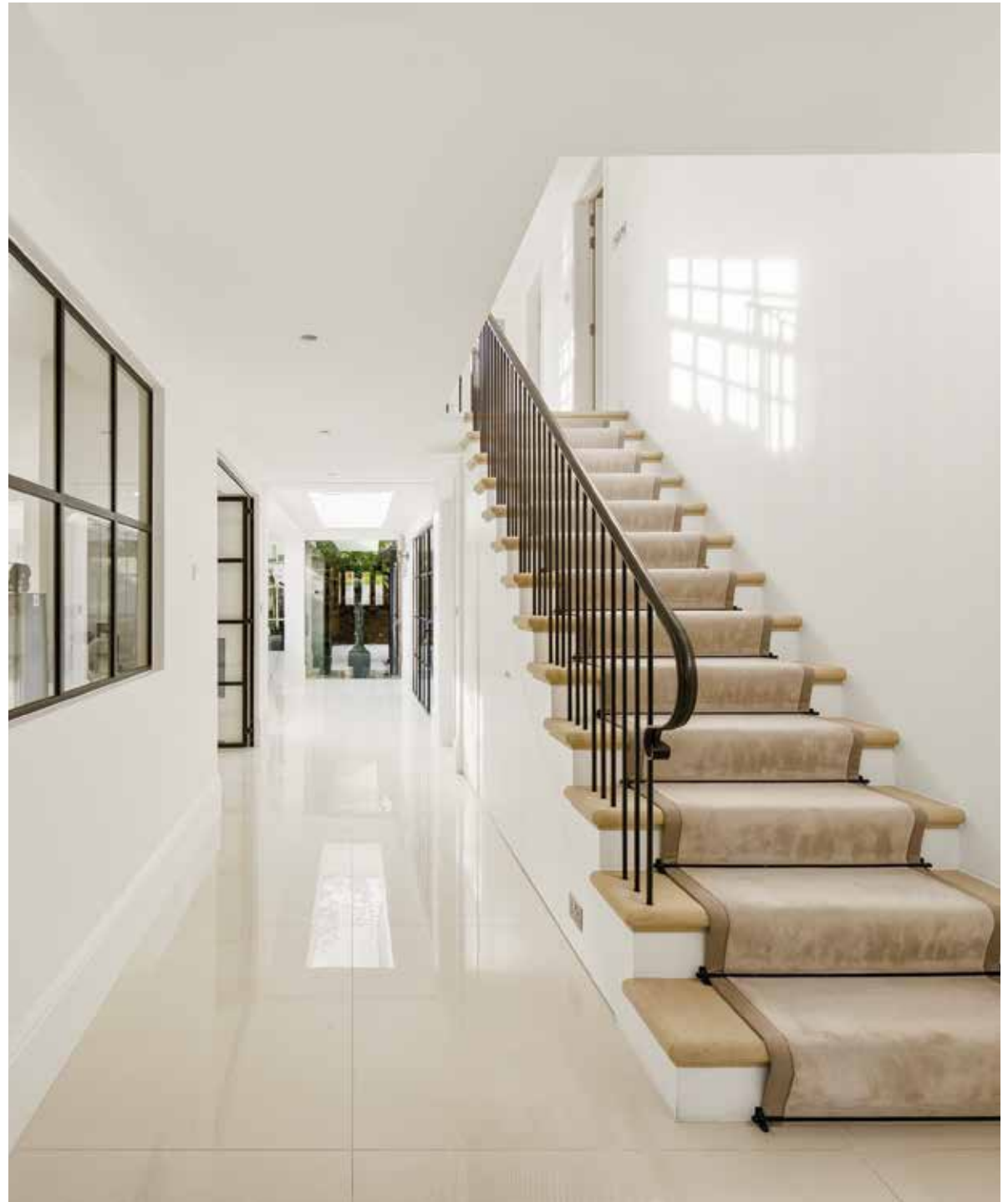
Framed by mature broadleaf trees and rolling meadows, the journey to Chusan House winds along the historic, long-standing private driveway of Farley Court. Positioned on a prominent high-side plot, the home combines rural seclusion with immediate access to Berkshire's finest transport corridors.

Automated security gates open onto a wide forecourt framing the principal entrance. Upon stepping into the grand reception hall, the home's open-plan architecture becomes instantly clear: natural light cascades across polished floors, setting a tone of understated luxury that continues across every level.

The Living & Culinary Quarters

The social heart of the property revolves around a vast, glazed living area. Designed to host everything from family breakfasts to large evening gatherings, this central zone incorporates a state-of-the-art kitchen, casual dining nook, and a breathtaking orangery centred on a minimalist bio-ethanol fire. The kitchen is appointed with a suite of built-in Gaggenau appliances, supported by an oversized secondary utility and boot room designed to keep heavy prep work out of sight.

Adjacent to the kitchen, a formal entertaining salon features a custom-built wet bar and wine wall, providing a dedicated venue for dinner parties. Everyday relaxation is well catered for elsewhere on the ground floor via a cozy firelit drawing room, a private executive study, and a separate media snug.





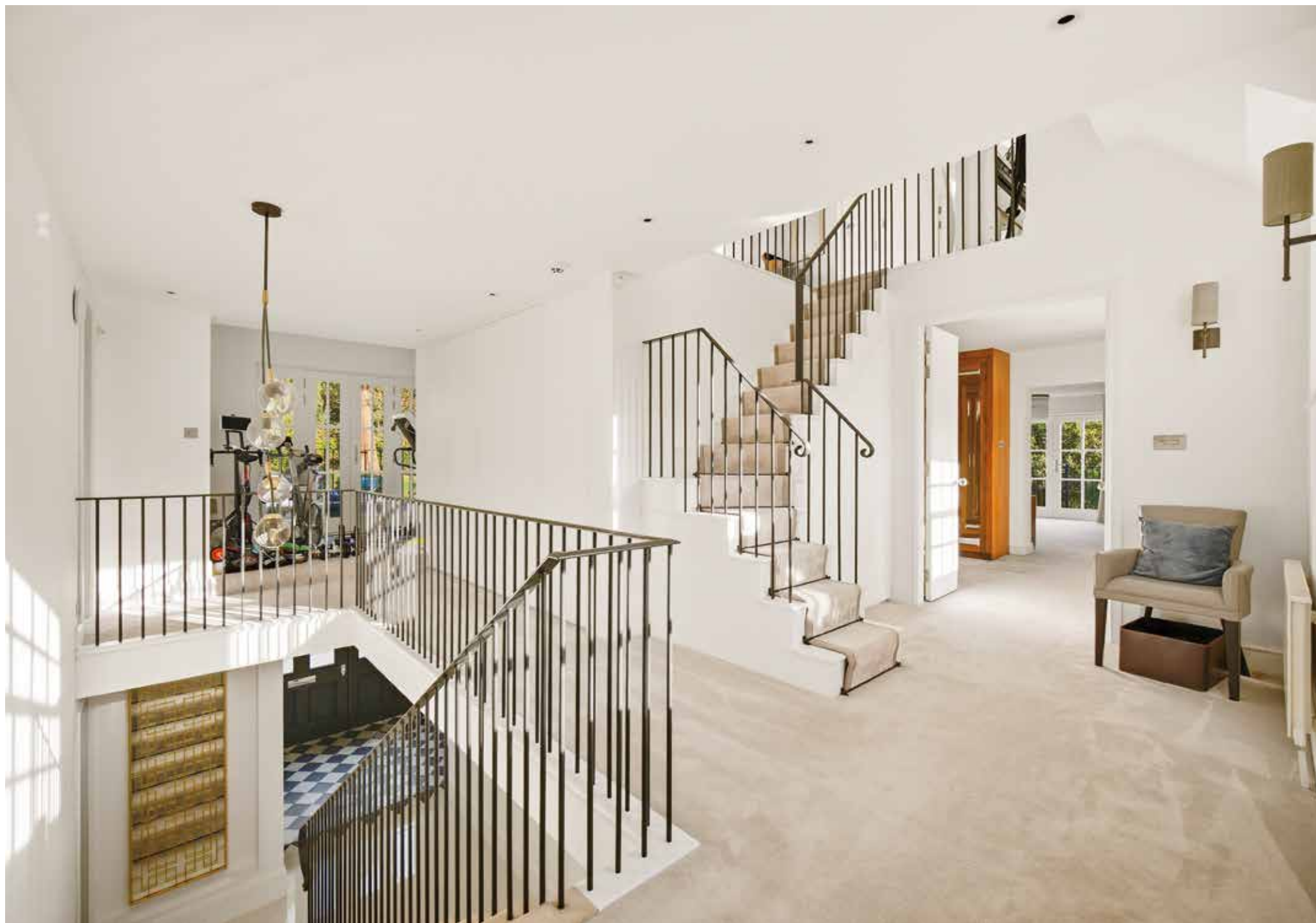












The Upper Floors

The first-floor landing leads to a principal bedroom suite reminiscent of a boutique hotel. Double doors open onto a private balcony overlooking the pool and distant tree line, complemented by a fully fitted dressing room and an opulent en-suite wet room with a deep soaking bathtub.

Two additional first-floor double bedrooms each benefit from their own en-suite shower rooms alongside a supplemental dressing room. The top floor houses two further light-filled double bedrooms, a family bathroom, and a 24ft windowed loft space offering exceptional, secure storage.

















Grounds, Outdoor Living, & Pool Terrace

The 1.1-acre grounds represent a masterclass in modern landscape design, masterminded by RHS Chelsea Gold Medal-winning designer Philip Nash. The layout seamlessly marries structured hardscaping with rich, year-round planting to complement the elevated position.

- The Upper Dining Deck: Immediately adjacent to the orangery, an expansive stone dining deck provides an elevated platform for outdoor dining, looking down over the lawn toward open farmland. Further dining space is available in the shade of the purpose-planted bosquet.
- The Heated Pool: Stone steps descend to a recessed pool enclosure, surrounded by wide sunbathing terraces, sculptured hedging, and vibrant perennial borders.
- Outbuildings & Security: The property features a detached triple garage block incorporating a double open-bay timber cart lodge and a secure single garage, all served by the gated entry system.

Connections Without Compromise

By Rail:

- Reading Mainline (approx. 7.5 miles): Fast services reach London Paddington in 23 minutes, alongside full access to the Elizabeth Line for direct transit into the City and Canary Wharf.
- Wokingham Station (approx. 5.5 miles): Direct links to London Waterloo (~65 mins) and Gatwick Airport.

By Road:

- Rapid access to Junction 11 of the M4 (under 5 miles), opening swift connections to the M3, M25, and London.

By Air:

- Farnborough Airport (approx. 13 miles) provides premier private aviation facilities, while London Heathrow (approx. 30 miles) is reachable in roughly 35 minutes via the M4.

An Elite Educational Catchment

Independent Institutions

- Wellington College (approx. 6.5 miles): World-renowned co-educational day and boarding school offering the IB and A-Level curricula.
- Wellington College Prep, Pre-Prep, and Nursery: Known for its holistic approach and world-class facilities. Ages 3-13.
- Ludgrove School (approx. 4 miles): Famous all-boys preparatory school situated within 130 acres of private woodland.
- Reddam House (approx. 3.5 miles): Highly regarded co-educational independent school set in an iconic Victorian mansion setting.
- St Neot's Prep (approx. 5.5 miles): Leading co-ed preparatory school set in 70 acres of parkland.

State Options

- Farley Hill Primary (approx. 2.7 miles): Modern local primary holding an Ofsted 'Good' rating with outstanding early-years feedback.
- Bohunt School (approx. 3.5 miles): Highly coveted secondary academy boasting an Ofsted 'Outstanding' classification.

Services, Utilities & Property Information

Wokingham

Construction Type: Brick / Tiles

Mains wa

Please contact the agent for further information.

Electricity: OVO Energy

Broadband: FTTP Ultra

Mobile Coverage: Mobile Coverage: Three 5G, EE 5G and O2 5G available, we advise you to check with your provider.

Garage Parking: Triple Garage

Off Road Parking Spaces: 4 plus vehicles

A contribution of approximately £342.88 per annum (including VAT) is payable towards the maintenance of the private Farley Court driveway and communal grounds.

The property benefits from and is subject to rights, easements, covenants and restrictions contained within the title deeds. Further information is available from the agent.

SatNav <https://what3words.com/> Postcode: RG7 1TT - [///political.regal.deals](http://political.regal.deals)

<https://w3w.co/political.regal.deals>

Strictly via the vendors sole agents Fine & Country Basingstoke and Hook Tel: +44 (0)1256 83 3050

For more information visit Fine & Country Basingstoke and Hook: <https://www.fineandcountry.co.uk/basingstoke-and-hook-estate-agents>

Monday to Friday - 9.00 am - 5.30 pm

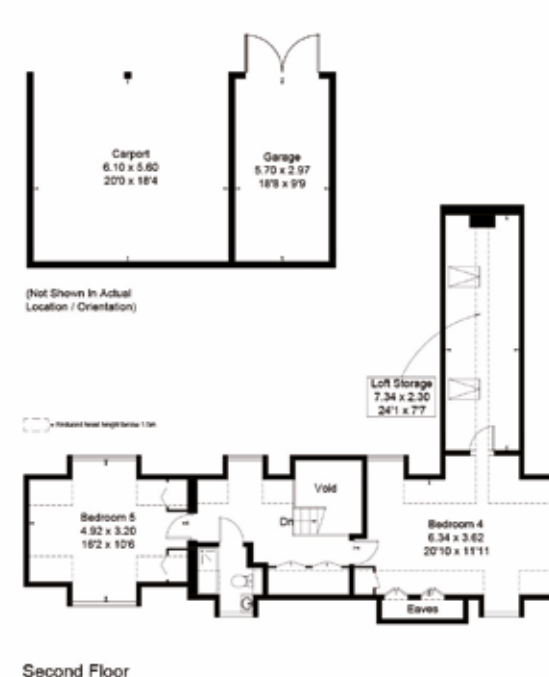
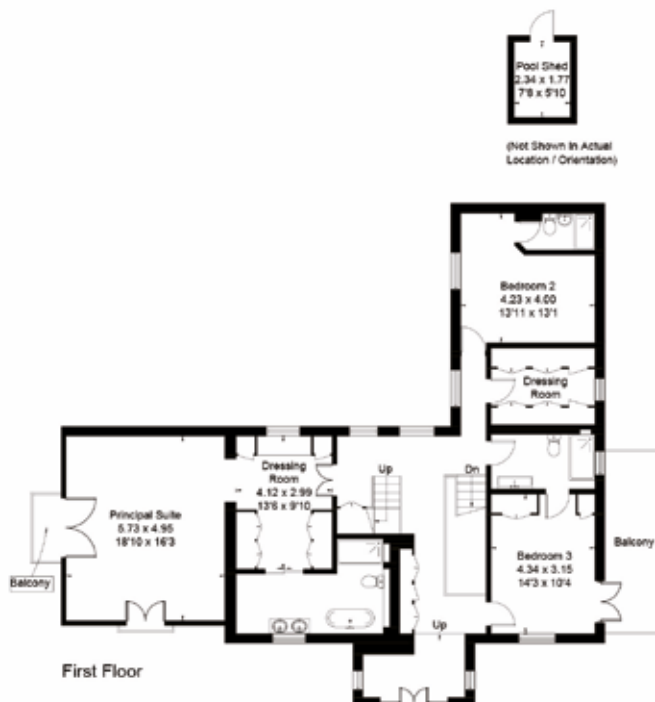
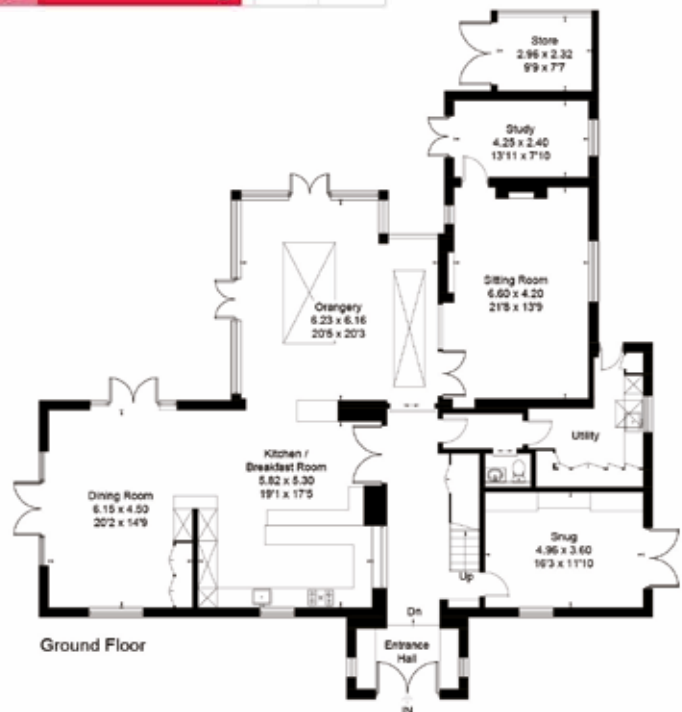
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Floor Area = 422.7 sq m / 4550 sq ft (Excluding Void)
 Garage = 16.8 sq m / 181 sq ft (Excluding Car Port)
 Store / Pool Shed = 23.6 sq m / 254 sq ft
 Total = 463.1 sq m / 4985 sq ft



Property Redress

tsi
 APPROVED CODE
 TRADING STANDARDS.UK



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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 05.06.2026

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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



LUKE REIDY

PARTNER AGENT

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My approach to estate agency is built on the belief that a premium property is not just an asset, but a lifestyle. With a background as a property investor and renovator, I bring a client-side perspective to the buying and selling process. I understand the structural potential and emotional weight of a move because I have navigated that journey myself.

This practical experience is underpinned by my previous career in the fine wine trade - a profession that honed my appreciation for provenance, heritage and the exacting service standards expected by discerning clients.

Living in Hartley Wintney with my young family and our dog, I am a passionate advocate for the unique quality of life in this corner of Hampshire. I understand exactly what draws people to the Hart and Surrey districts: the rare ability to enjoy rural tranquillity and protected landscapes while maintaining immediate links to the capital.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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