

Holme Park

Wokingham, RG40 3AJ

SIMMONS & SONS



Holme Park, Heathlands Road, Wokingham, RG40 3AJ

5.80 hectares (14.32 acres) of Parkland

Guide Price: £2,750,000

Freehold

Holme Park

Heathlands Road

- Two detached residential dwellings
- 5.80 hectares (14.32 acres) of parkland
- 9,627 sqft of farm buildings set in a yard
- For Sale as a Whole by Private Treaty

Offered to the market for the first time since 1945, Holme Park presents a rare opportunity to acquire a versatile property comprising two residential dwellings, a range of agricultural buildings and attractive parkland. Positioned directly adjacent to Holme Grange School, which once formed part of the original holding, this is an exciting opportunity to reunite the two properties and create an enhanced and cohesive educational campus.

SITUATION

Holme Park benefits from convenient access to local amenities, schools and transport links and sits in a prime yet well-connected location.

THE PROPERTY

Holme Park Lodge

Originally built in circa 1859, this delightful property has been thoughtfully extended over the years. The accommodation offers flexibility and scope for further adaptation, allowing a purchaser to tailor the property to suit individual requirements, subject to the necessary consents.





Holme Park Cottage

Built in connection with the former game hatchery business, this attractive home enjoys far-reaching views across the open parkland. Combining a sense of privacy with convenient access, the cottage offers an attractive rural setting. *Please note that this property is subject to an agricultural tie.*

Parkland

The property is complemented by attractive parkland with practical access from the public highway via the yard, Holme Grange School Driveway or directly from Heathlands Road.

Buildings

A versatile range of agricultural buildings set within a well-proportioned hardstanding yard and extending to approximately 9,627 sqft of covered space, offering potential for alternative uses in line with an educational facility, subject to planning.

ACCESS/RIGHT OF WAY

Access off Heathlands Road is gained via a driveway shared with Holme Grange School, a further formal access off Holme Grange School driveway to the north, and an additional access directly into the parkland off Heathlands Road.

SERVICES

Mains electricity (three phase to barns), mains water, mains gas, private drainage to soakaway. High speed internet.



HOLME PARK LODGE

Approximate Gross Internal Area 2287 sq ft - 212 sq m
Ground Floor Area 1348 sq ft – 125 sq m
First Floor Area 939 sq ft – 87 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



HOLME PARK COTTAGE

Approximate Gross Internal Area 1837 sq ft - 170 sq m
Ground Floor Area 1027 sq ft – 95 sq m
First Floor Area 810 sq ft – 75 sq m

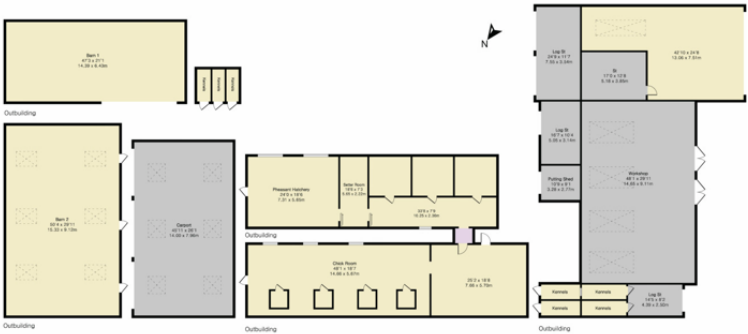


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HOLME PARK BUILDINGS

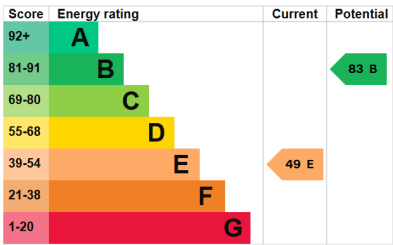
Approximate Gross Internal Area 8523 sq ft - 792 sq m



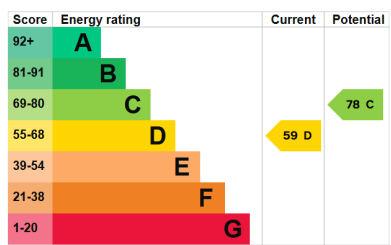
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HOLME PARK LODGE EPC



HOLME PARK COTTAGE EPC



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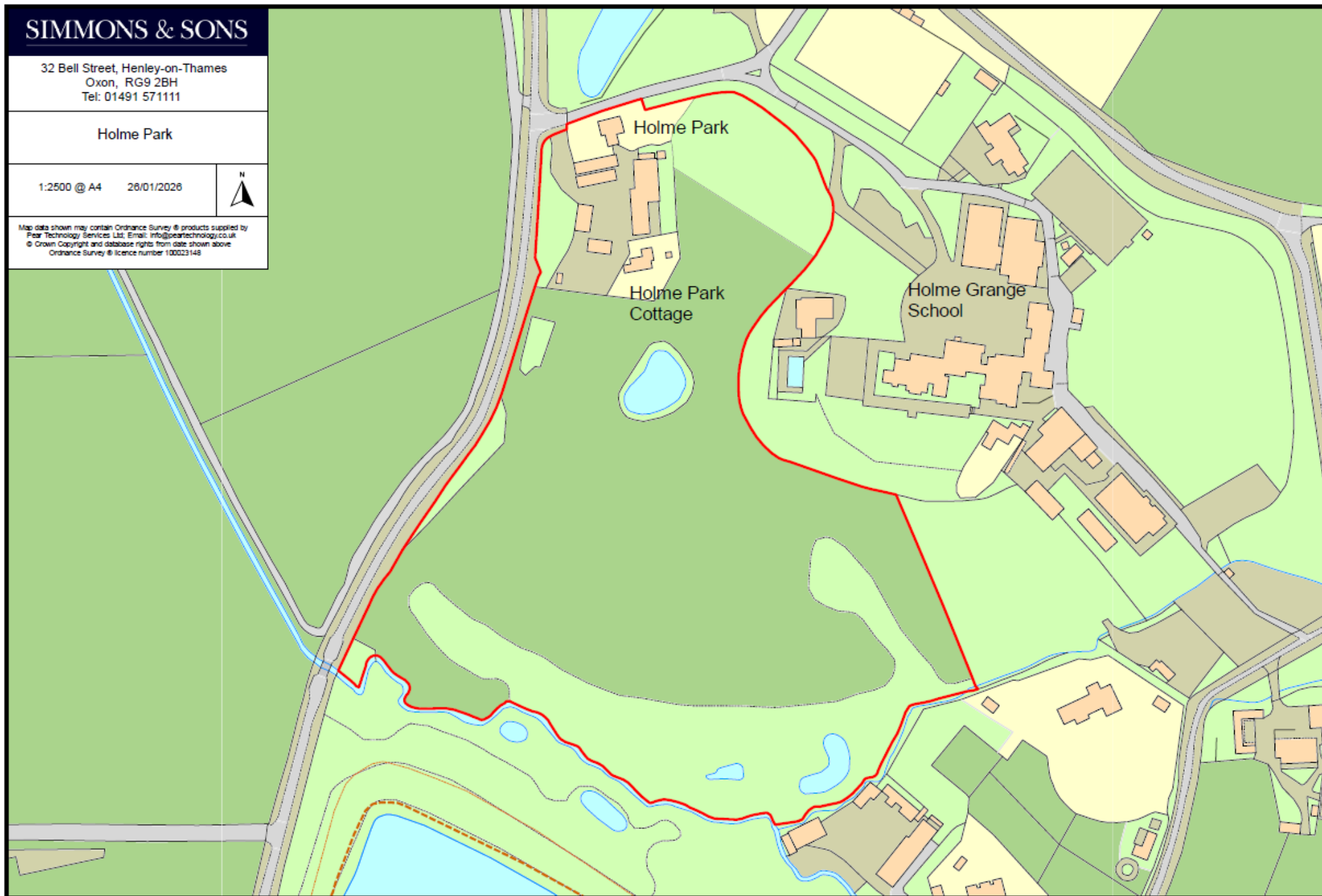
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Holme Park

1:2500 @ A4 26/01/2026



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PLANNING

Interested parties are advised to make their own enquiries in respect of planning matters. The property is not situated in a National Landscape, Green Belt or conservation area. Holme Park Cottage is subject to an agricultural tie. There are no Tree Preservation Orders on the property.

DIRECTIONS

From the A329 (Wokingham/Bracknell) continue to Easthampstead Road, proceed south on Heathlands Road where the property may be found on the left.

What3Words: [afford.trees.energetic](#)

COUNCIL TAX AND EPCs

Holme Park (Lodge): B (Wokingham BC), EPC: D

Holme Park Cottage: E (Wokingham BC), EPC: E

VIEWINGS

Strictly by appointment only with Simmons & Sons

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