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Thornhill House, Goodings Lane,
Woodlands St. Mary RG17 7BD
Price: £595,000

Features.

-  2
-  3
-  2

Description.

The accommodation comprises an entrance hall and a large, dual-aspect open-plan kitchen/dining room, with twin glazed doors leading through to the living room with wood burner, plus a utility room and cloakroom. Upstairs are a generous dual-aspect principal bedroom with wet room en-suite, two further double bedrooms and a family bathroom with separate walk-in shower.

The shared grounds include around four acres of immaculately maintained formal gardens with a croquet lawn and rose garden, a one-acre orchard with greenhouse, two acres of woodland and a wildflower meadow. The property also includes a detached brick outbuilding with power that offers excellent potential as a home office or studio, subject to any necessary consents. There is a double garage, with two private parking spaces and a separate visitor parking area — and with the gardens, pool, tennis court and driveways all looked after, it makes for a genuinely low-maintenance country home.



Location:

A beautifully updated three-double-bedroom home set within a substantial period country estate, with nine acres of immaculate grounds including a heated outdoor pool and tennis court.

Thornhill House is one of a handful of individual homes within The Goodings: an imposing 1930's brick-and-flint country house, built for oil magnate R F Rickett on the site of an earlier farmhouse and converted into private residences in the 1970's. It has been thoughtfully updated and remodelled by the present owners in recent years.

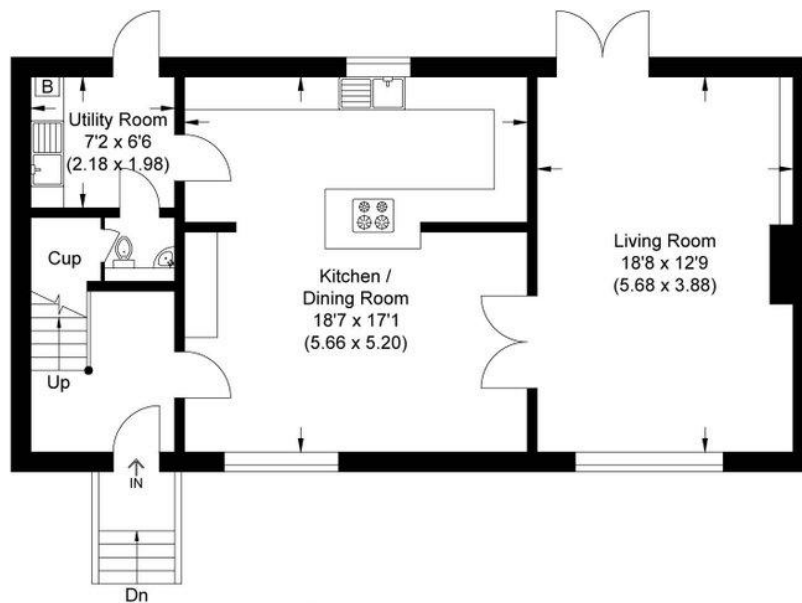
Goodings Lane sits just outside Woodlands St Mary, in an Area of Outstanding Natural Beauty and two miles from the M4 (Junction 14). Direct trains reach London Paddington from Newbury (39 minutes), or Hungerford (48 minutes). Countryside walks lead from the door, with the award-winning Queen's Arms gastropub a 20-minute walk through the woods (or a three-minute drive).

Share of Freehold · approx. 950 years remaining · Service charge £340/month covering all grounds and facilities upkeep

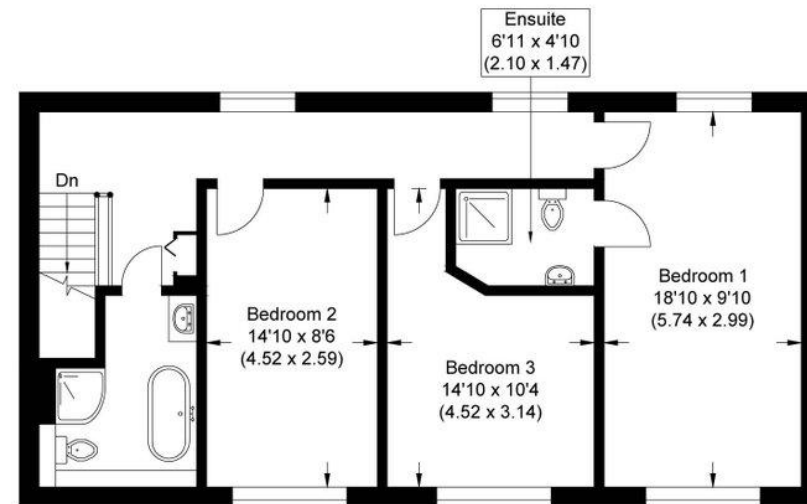




Approximate Gross Internal Area
131.32 sq m / 1413.51 sq ft
(Excludes Garage/Outhouse)
Garage Area 32.43 sq m / 349.07 sq ft
Outhouse Area 14.30 sq m / 153.92 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: E

COUNCIL TAX BAND: F
2026/2027: £3,627.72.

TENURE: SHARE OF FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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