

Brook Farm

Spencers Wood





Brook Farm

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An extensive equestrian property including indoor school, farmhouse, two cottages and a flat set in approximately 43 acres.

Mortimer 4 miles, Reading 6 miles, Basingstoke 11 miles, M4 (Junction 11) 3 miles, M3 (Junction 5) 10 miles, London Paddington via Reading station from 25 minutes, London Waterloo via Basingstoke station from 44 minutes, Branch line station at Mortimer to Basingstoke and Reading stations from 14 and 13 minutes, Central London 42 miles
(All distances and times are approximate)

Summary of accommodation

Farmhouse

Drawing room | Study/dining room | Kitchen/breakfast room | Utility | Conservatory/garden room | Cloakroom
Main bedroom with adjoining bathroom | 2/3 further bedrooms | Shower room | Attic room (bathroom potential)

Grooms Lodge

Open plan kitchen/living room | 2/3 bedrooms | Shower room | Utility room | Boiler room | Plant room | Meeting room

Guest Lodge

Bedroom | Sitting room | Store room | Kitchen | Shower room

Stable Flat

Open plan kitchen/living room | Bedroom | Bathroom

Equestrian facilities

13 loose boxes | Tack room | Feed room | Therapy room | Rug store | 2 WC's | Indoor riding school with viewing gallery | Outdoor arena 20m x 60m
Hay barn | Lorry park | Cattle barn/machinery store | Covered implement store | Turn out pen all weather and grass | Muck clamp

Garden and grounds to both the farmhouse and grooms lodge | Pastureland

In all about 42.92 acres



Basingstoke

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Situation

Located in a rural setting surrounded by countryside between the villages of Beech Hill and Spencers Wood. Despite its lovely rural setting, it is conveniently located, with first class communication links via road using the M4 or M3, or by rail to the mainline stations of Paddington and Waterloo. There are local facilities in the villages of Mortimer and Spencers Wood. The major nearby centres of Basingstoke and Reading provide a full range of shopping and recreational amenities. Educational needs are well served, with local state schools in the neighbouring villages. There are a good range of independent schools nearby, including Crossfields, Ludgrove, St Neots, Daneshill, Bradfield, Elstree and the excellent state and independent schools in Reading.

Brook Farm

Brook Farm has been within the same ownership for the last 26 years. During this time the property has been run as a private equestrian centre which has hosted numerous unaffiliated dressage shows and clinics. The house has been modernised over recent years and has a beautifully fitted Smallbone kitchen and utility room, this in turn opens into the conservatory/garden room which has doors out to the garden. There is a good size drawing room, as well as a study/dining room.





To the first floor is the main bedroom with adjoining bathroom. There is a further bedroom which in the past has been two rooms and could easily be converted back, and adjacent is the shower room. To the second floor is a bedroom, beyond which is an attic room which could provide a possible bathroom if required.

The house stands in its own private garden which is mainly laid to lawn with a terrace adjacent to the conservatory.

Grooms Lodge

Log cabin style construction which was originally built as an indoor swimming pool and converted by the current owners to provide grooms accommodation. There is a large open plan kitchen/living room, together with 2/3 bedrooms. The large meeting room is ideal for briefings.

Guest Lodge

Log cabin construction which is to be used by visitors to the equestrian property and comprise a comfortable bedroom and reception room.

Stable Flat

Situated within the heart of the stable yard is the first floor stable flat which comprise an open plan kitchen/living room, bedroom and bathroom.



Approximate Gross Internal Floor Area

House: 242sq.m. or 2,605sq.ft.

Garden Store: 13sq.m. or 140sq.ft.

Stable Flat: 50sq.m. or 538sq.ft.

Guest Lodge: 43sq.m. or 463sq.ft.

Grooms Lodge: 186sq.m. or 2,002sq.ft.

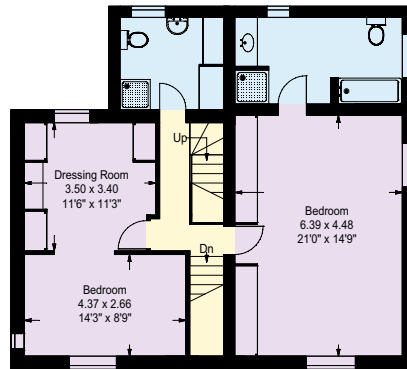
Equestrian Facilities

Stables & Stores: 403sq.m. or 4,338sq.ft.

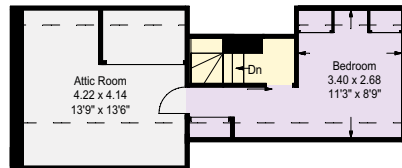
Barns & Stores: 384sq.m. 4,133sq.ft.

Indoor School: 1,228sq.m. or 13,218sq.ft.

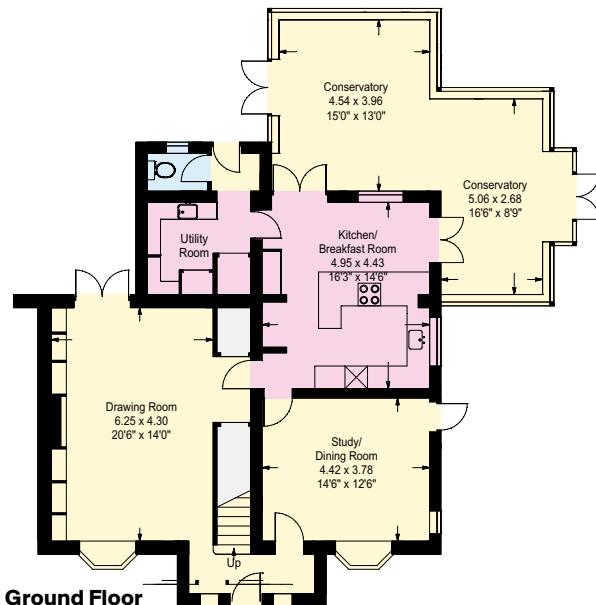
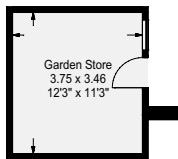
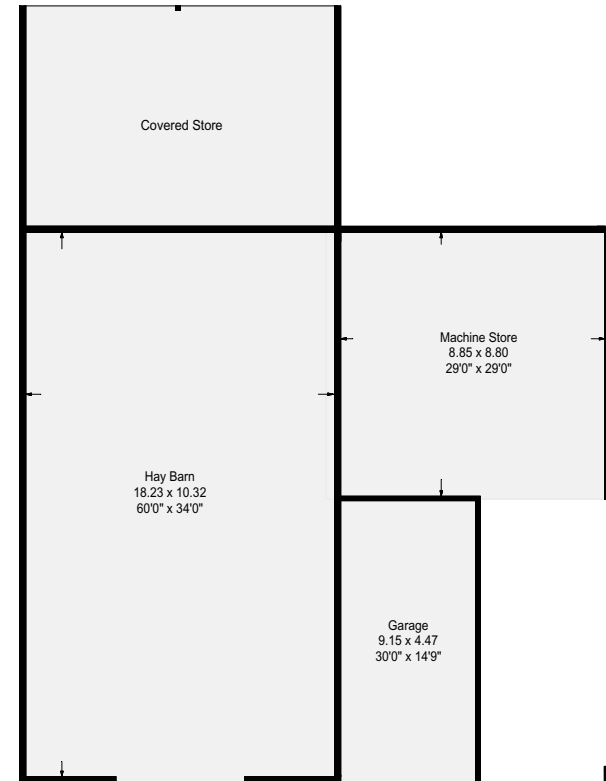
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor

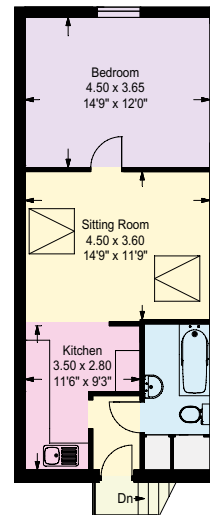


Second Floor

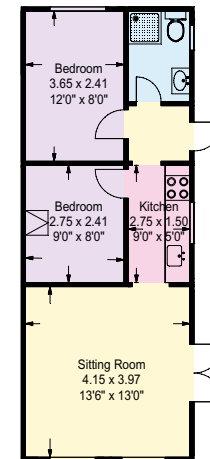


Ground Floor

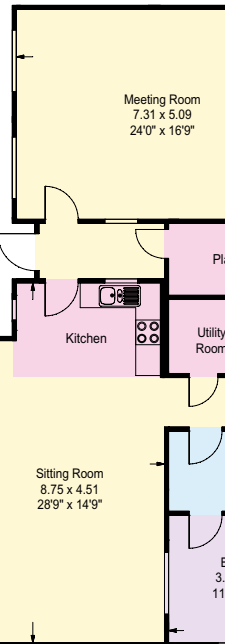
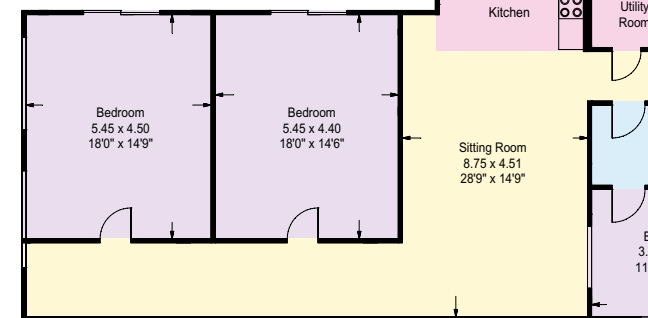
Stable Flat

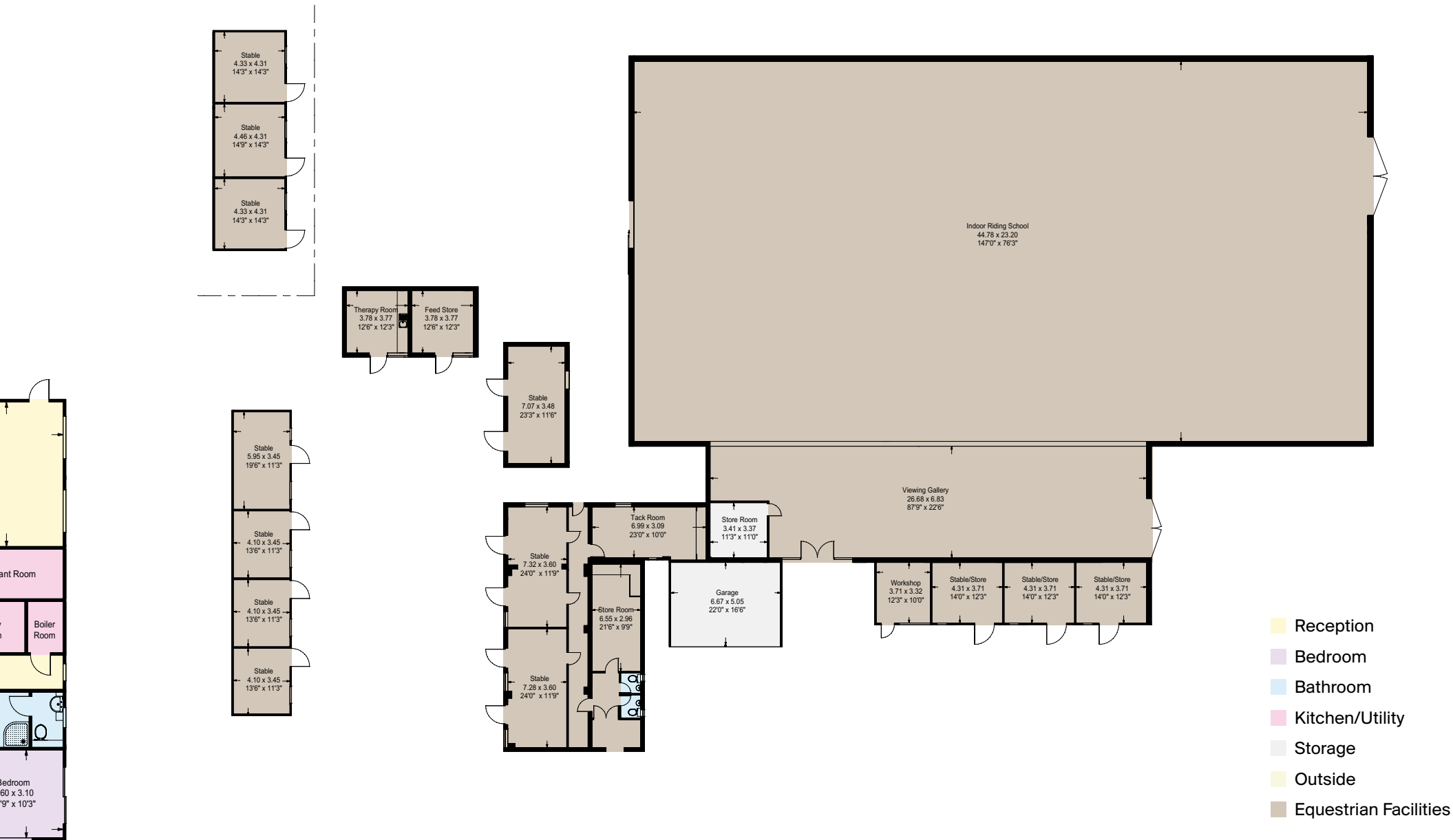


Guest Lodge



Grooms Lodge







Equestrian facilities

These are centred around the indoor school with its viewing gallery. In addition there is an outdoor school with Martins Collins surface, measuring 20 x 60. Within the main yard, which is mainly concrete, there are 13 loose boxes, tack and rug store, as well as ladies and gents toilets. There is a feed room with adjacent therapy box. Adjacent to the main yard is the hay barn with lorry park, cattle/machinery store, together with a lean-to implement store adjoining the rear. All weather surface as well as a grass stallion/youngster turnout arena. The pastureland surrounds the property and is divided into 17 individual paddocks, all of which have water.

The drive runs through the centre of the property over which is a public footpath. (Please see site plan)





Services

Mains water, electricity, private drainage. Oil heating to the house, lodge, flat and guest lodge.

Agents note

There is a public footpath that runs along the drive of the property, as shown on the site plan.

Local Authority

West Berkshire Council and Wokingham Council

Council Tax

Brook Farm – F

Grooms Cottage – B

EPC

Brook Farm – E

Grooms Cottage – E

Directions (RG7 IHX)

From M4 (Junction 11) proceed south on the A33 towards Basingstoke. Take the first left onto the B3349 and follow this road through the village of Three Mile Cross and into Spencers Wood. Turn right just after the Murco petrol station into Beech Hill Road. Continue out of the village, crossing over the A33. Take the next right into a small single track lane signposted Brook Farm, and the house will be found on the right.

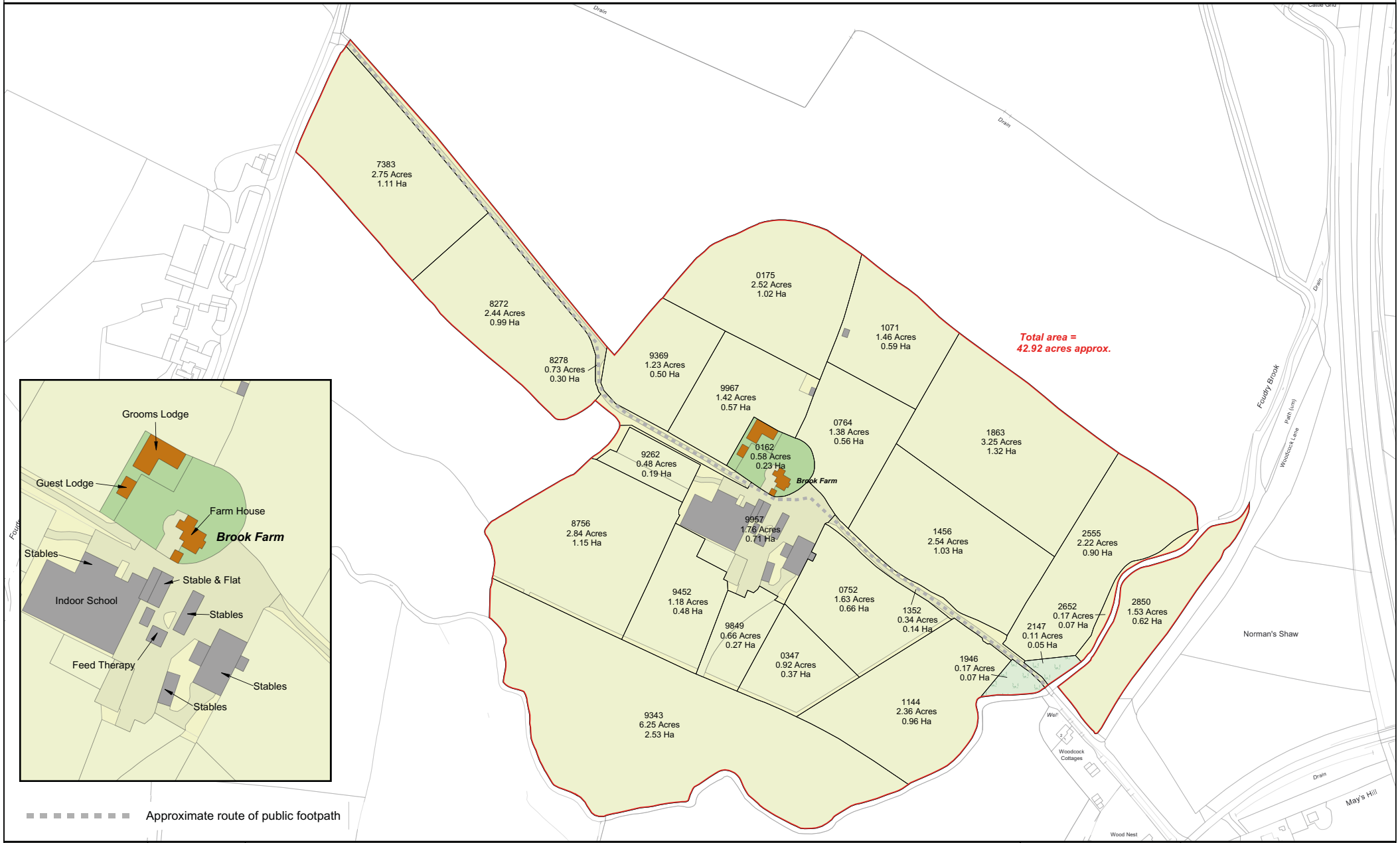


Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Brook Farm



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Land Use:

	Pasture		Orchard
	Arable		Heathland
	Game Cover		Rocks / Boulders
	Woodland		Building (Residential)
	Parkland		Building (Structure (Agricultural))
	Veige / Misc		Gardens
	Water		Road / Track

NB: If field & building type are unknown - assumed pasture & residential



Date: 03:11:20
 Drawn By: CW
 Scale: 1:2500 @ A3
 Plan Ref.:
Title Brook Farm
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