



James Farm House, Grazeley Green



James Farm House

A charming house, believed to date back to 1485, with later 18th century Georgian and 20th century additions. There is a plethora of original Tudor and Georgian features throughout, namely exposed timbers, carpenter marks along beam work, Herringbone flooring and fireplaces. The property is not listed and is set within gardens and grounds of around 0.8 acres and includes a delightful stream.

Upon entering James Farm House you are hit by the sense of space and grandeur from the Georgian wing, with a wide and grand hallway that features wooden herringbone flooring. Off the hallway is a large dual aspect study with a log burner and high ceilings; opposite the study is the sitting room which has chamfered beams, a bay window allowing light to fill the room and a cosy inglenook fireplace to keep warm on colder winter days. Just on from the sitting room is a good sized dining room with the ability to comfortably host over twelve guests. Off of the dining room you enter through into the breakfast room which is open to the kitchen and features exposed brick walls and has brick tile herringbone flooring.

The kitchen has been recently renovated and is well equipped and is in a 'farmhouse style', there is a butlers sink, wooden work surfaces and a kitchen island with a granite worktop. There is also a children's playroom and downstairs WC which completes the ground floor.

Upstairs there are five great sized bedrooms and two family bathrooms. The second and third bedrooms; not only benefit from being dual aspect but also are en-suite. In bedroom one there are exposed timbers with original carpenters marks.

Outside

Outside, the garden is predominantly South facing, but does wrap around the whole property. There is a stream, with a beautiful arched bridge which leads over to a further lawned area which has the potential for a car port/garaging (subject to the usual building consents).



5



4



4



0.8
acre

EPC

F



There is plenty of parking either side of the stream, there is also a spacious outbuilding (with power) which offers plenty of storage or potential for a home office or further development (subject to gaining necessary planning consents). There is also a vegetable patch and fruit trees which includes apple trees, crab apples, plums, olive trees and quince trees.

The current owners have also recently replaced all the old guttering with new metal guttering throughout, a new flat roof, several windows have been restored, new leaded bay on the front facade, chimney repointed and reinforced, new lead flashing around the chimney, and a section of the wall has been repointed.





Mileages

Theale 3.5 miles (London Paddington from 41 mins), Mortimer 3 miles (London Paddington 45 mins), Reading 6 miles (London Paddington from 29 mins), Basingstoke 12.5 miles, Central London 45 miles, M4 (J 11) 4.5 miles, Heathrow 30 miles. (All distances and times are approximate)

Services

Mains water and electricity. Private drainage. Gas fired heating.

Local Authority: West Berkshire Council

Council tax: Band G

Tenure: Freehold

Postcode: RG7 1NB

What 3 words /// grace.area.cave

Situation

James Farm House is situated just outside the hamlet of Grazeley Green close to the villages of Mortimer, Stratfield Mortimer and Burghfield Common. The latter provides a useful range of day-to-day shopping facilities. More extensive facilities including shopping, recreational and leisure can be found in the nearby towns of Reading, Newbury and Basingstoke, all within an easy drive.

Communications in the area include mainline stations at Reading, Mortimer and Theale providing regular services to Paddington. The M4 is within easy reach providing fast road access to London, Heathrow and the West Country.

There are excellent prep and public schools within the area including Elstree, Cheam, Daneshill, St Gabriel's, Radley College, Bradfield College, Winchester College, Downe House and Wellington College.

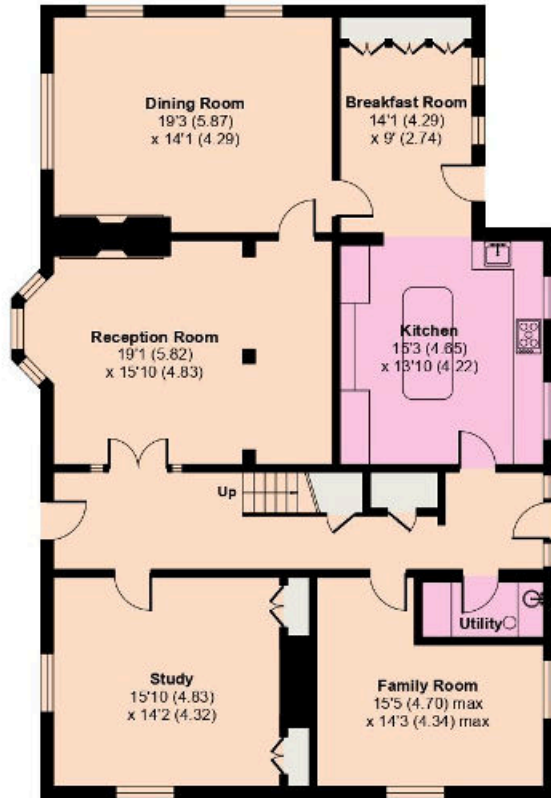




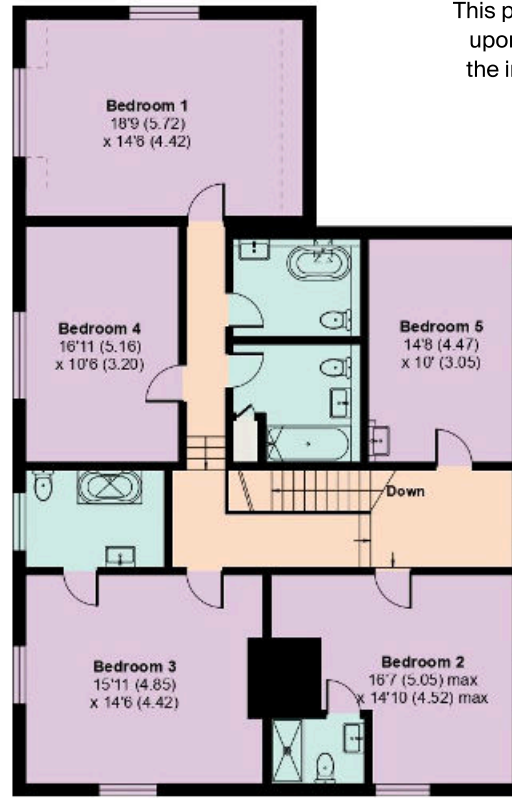


Approximate Gross Internal Floor Area
295.6 sq m / 3182 sq ft
Outbuilding 55.6 sq m / 599 sq ft

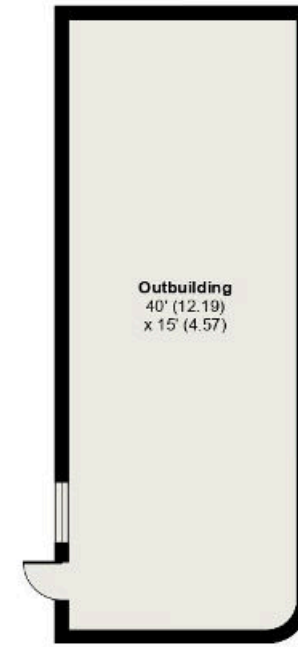
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Knight Frank
North Hampshire
Matrix House
Basingstoke
RG21 4FF
knightfrank.co.uk

I would be delighted to tell you more
Mark Thomas
01256 630973
mark.thomas@knightfrank.com



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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