

The Coach House & Spring Cottage Swallowfield, Berkshire







A charming Victorian family home with a very special **100-year-old walled garden**. Adjoining the house is a three bedroom cottage. Available as a whole or in two lots.

Summary of accommodation

Lot 1 – The Coach House

Entrance hall | Drawing room | Sitting room | Kitchen/breakfast room | Bedroom five/study | Utility room | Cloakroom and downstairs shower

Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom | WC

Walled gardens | Heated swimming pool | Attached single garage | Detached single garage | Stable and tack room | Outbuildings | Greenhouse | Paddock | Private driveway and parking

Gross internal floor area (approx.):

House (including single garage): 3,036 sq ft (282 sq m)

Outbuildings: 1,249 sq ft (116 sq m)

In all approximately just over one acre

Lot 2 – Spring Cottage

Hall | Sitting room | Dining room/study | Kitchen | Cloakroom/WC

Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom

Detached garage | Front garden | Rear courtyard | Private parking

Gross internal floor area (approx.):

House: 1,249 sq ft (116 sq m)

Garage: 129 sq ft (12 sq m)

Distances

Reading 5 miles, Basingstoke 13.5 miles, Newbury 20 miles, London 41 miles, M4 (J11) 2.8 miles, London Paddington via Reading station 26 minutes, Heathrow 30 miles (All distances and times are approximate)



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Situation

The property is situated in a rural position on the outskirts of Swallowfield (mentioned in the Domesday Book) just to the south of Reading. The pretty, vibrant village of Swallowfield is surrounded by farmland and has a shop/post office, public houses (including the gourmet George & Dragon), doctor's surgery, church, parish hall and a very active tennis club close by in Riseley

The nearby centres of Reading, Wokingham and Basingstoke are all within easy daily reach and provide a broader range of shopping, recreational and educational facilities.

Communications in the area are first-class with the M3 and M4 motorways a short drive away. There are mainline stations at Reading – recently opened Crossrail giving access to Canary Wharf in 59 minutes. Mortimer station giving access to Reading or Basingstoke is just 4 miles away. Wokingham to London Waterloo providing fast and regular services.

There are a number of excellent state and private schools within the area, including Daneshill, St Neots, Wellington College, Lord Wandsworth College, Bradfield College and Pangbourne. In Wokingham you have The Forest and Holt schools, and of course up the top of the lane from the Coach House is Lambs Lane Primary school.

Lot 1 – The Coach House

The Coach House is the most wonderful family home in a delightful setting. The Coach House and Spring Cottage are both approached down a private drive, the first part of which is shared with a neighbour. There is plenty of parking in the courtyard in front of the house for five or more vehicles. Off the courtyard are two single garages; one attached to the house (with an inspection pit and workbench to the rear) and the other detached. The Victorian proportions create light and spacious accommodation. The attached garage could be brought into the accommodation to extend the house further, subject to gaining the necessary consents. The property is not Listed.







The front door leads into a hallway off which are the utility room, cloakroom with a downstairs shower, kitchen and sitting room. The farmhouse-style kitchen forms the central hub to the home and has a lovely cosy feel. It has a four-door, oil-fired AGA and an arch that leads through to the dining area. French doors lead from the dining area into a charming courtyard garden. The sitting room has a wood burner and provides access into the kitchen, study and drawing room. The 25' drawing room is particularly special and has an open Rayburn fireplace at one end, and French doors leading out to a second courtyard garden. The study could be used as a fifth bedroom and could use the shower/cloakroom off the hallway.

Stairs from the sitting room lead up to the first floor landing and corridor, off which are four bedrooms, a family bathroom and a separate WC. The principal bedroom has an en suite bathroom. Three of the four bedrooms overlook the lovely walled garden.

Gardens and grounds

The 100-year-old walled garden offers the most wonderful tranquillity and privacy for a family. The walls provide shelter for the outdoor swimming pool and wide variety of specimen shrubs and fruit trees. Beside the pool is an original glasshouse that takes advantage of the southerly aspect with a prolific grapevine trained across the roof. In former times, the glasshouse would have provided soft fruit for the neighbouring Loddon Court and, with some renovation, could again be extremely productive. There is also a workshop, a store and two wells.

Accessed off the kitchen/dining area and the drawing room are a series of three very pretty, linked walled gardens which are mainly laid to lawn, with shrubs, bushes and flower borders. A gate leads into the main walled garden.

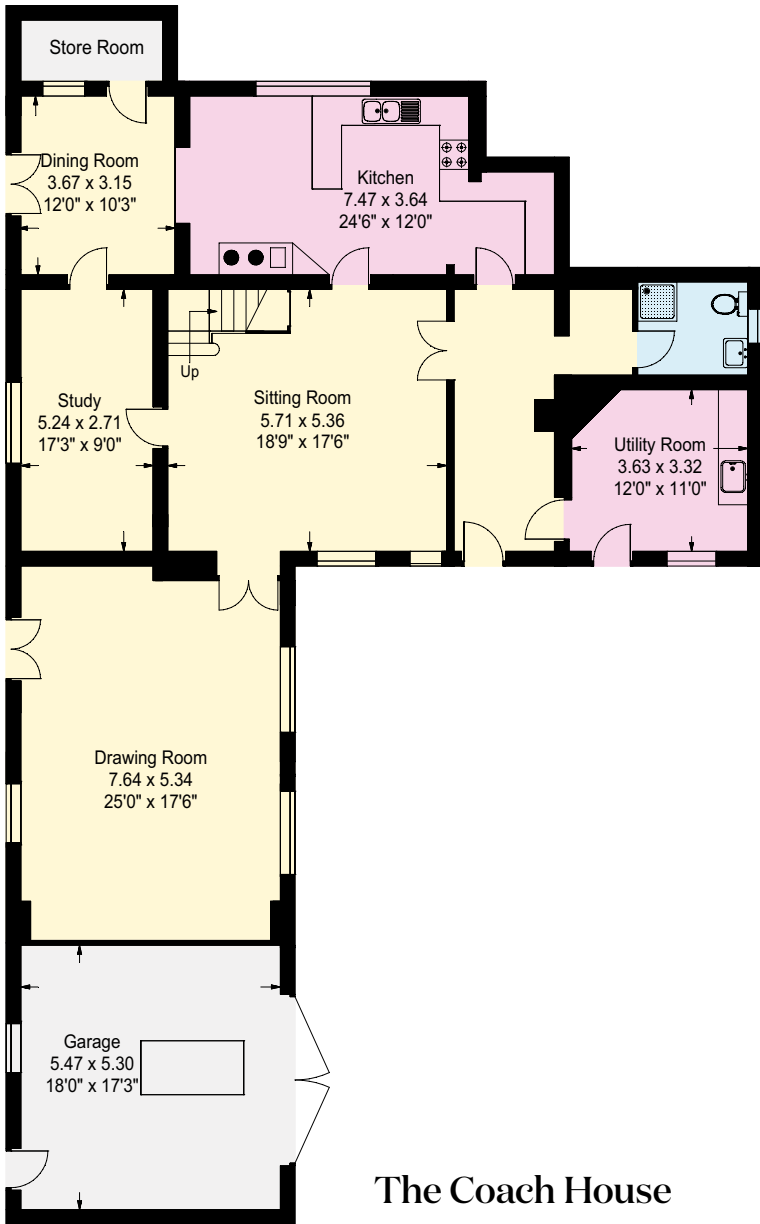
Off the main courtyard there is a gate that leads to a paddock with post and rail fencing, within which is a field shelter and tack room, an additional well and original pump handle.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

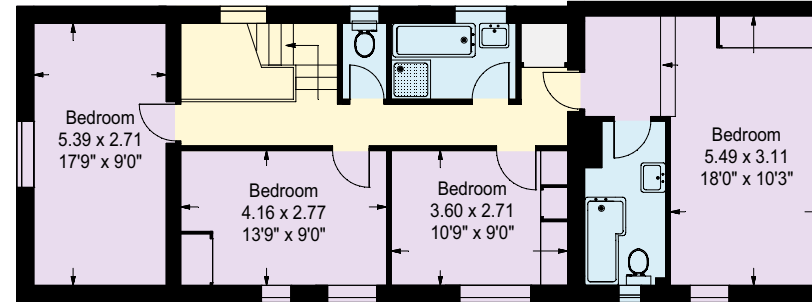


Ground Floor

The Coach House

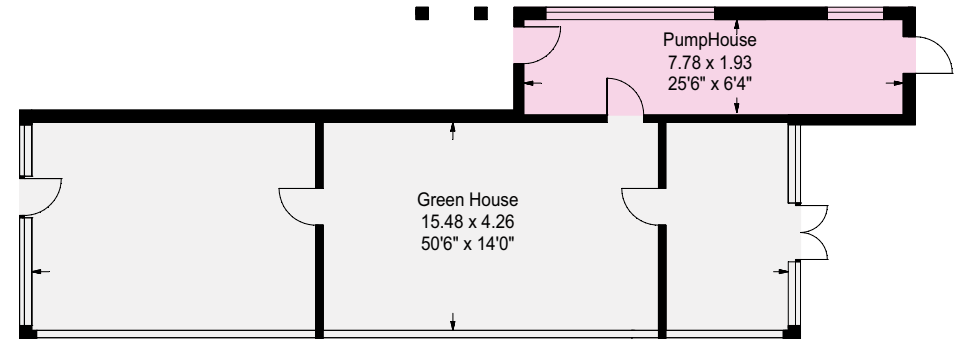
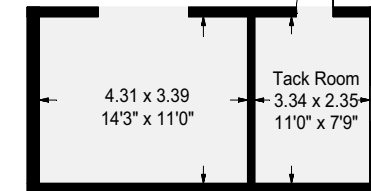
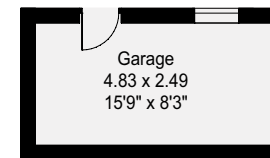
Approximate Gross Internal Floor Area
 House: 282 sq m or 3036 sq ft (Inc. Garage)
 Outbuildings: 116 sq m or 1249 sq ft

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.



First Floor

Outbuildings



Lot 2 – Spring Cottage

Spring Cottage is thought to have been the Grooms accommodation to the neighbouring property, Loddon Court. It is attached to The Coach House and an internal door, currently double-locked and sound-proofed, could bring the two homes into one on the ground floor.

Spring Cottage shares the same driveway as The Coach House and has its own separate private parking area for several vehicles beside the front garden and in front of the detached single garage. The front garden is delightful and has a grass lawn and an ornamental pond.

On the ground floor there is a bright, L-shaped sitting room and a separate dining room or study. The kitchen overlooks the front garden and there is a ground floor cloakroom.

Upstairs, the principal bedroom has an en suite shower room and there are two further bedrooms and a family bathroom.

To the rear of the cottage is a small south-facing walled courtyard that is accessed through the cottage through French door

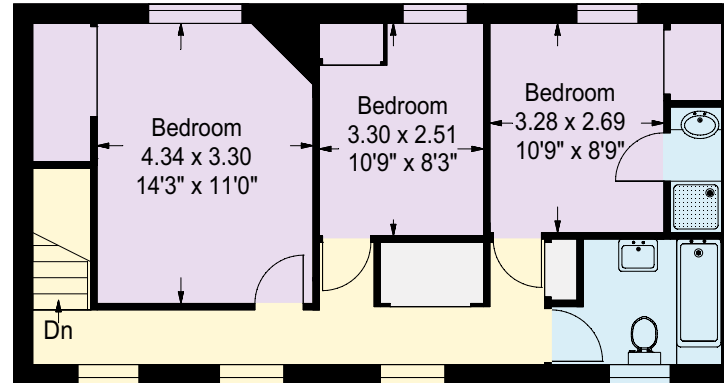
Spring Cottage

Approximate Gross Internal Floor Area

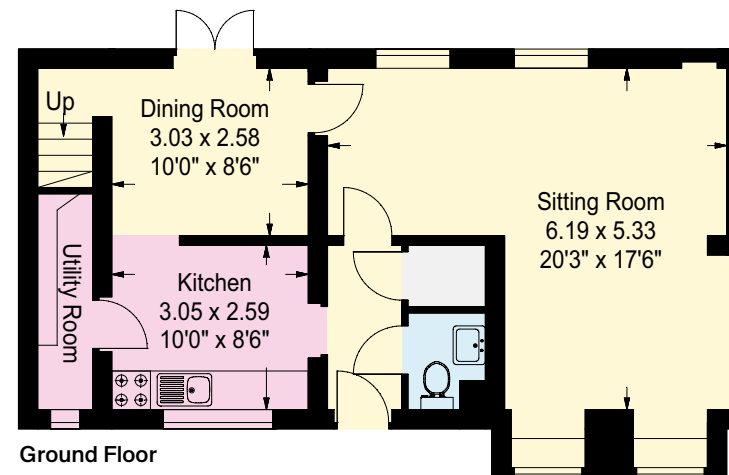
House: 116 sq m or 1249 sq ft

Garage: 12 sq m or 129 sq ft

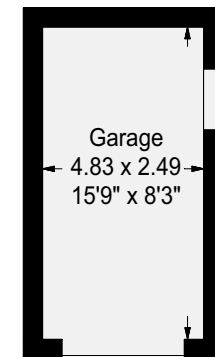
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First Floor



Ground Floor



Garage



Services (to both properties)

Mains water and electricity. Private drainage. Oil-fired heating.

Fixtures and fittings

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Viewings

Viewing by prior appointment only with the agents, Knight Frank.

Directions (Postcode: RG7 1JE)

What3Words: float.vouch.money

From junction 11 of the M4, take the A33 Basingstoke Road south. Continue for approximately 3 miles, passing the BP garage on the left and turn left in to Barge Lane. Proceed over the cattle grid and continue until taking the left fork in to Kingsbridge Hill. Go over the small bridge and at the T junction turn right and then immediately left on to a track signposted Loddon Court. Spring Cottage will be found at the end just after The Coach House.

Property information

Tenure: Freehold

Local Authority: Wokingham Borough Council: 0118 9746000 www.wokingham.gov.uk

Council Tax: The Coach House: F, Spring Cottage: F

EPC Rating: The Coach House: D, Spring Cottage: E



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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