



Sheepbridge Court, Swallowfield, Berkshire





A historic Grade II* listed country house with swimming pool, tennis court and Coach House in a glorious moated setting.

Summary of accommodation

Reception hall | Drawing room | Dining room | Sitting room | Kitchen | Boot room | Laundry/WC

Principal bedroom with en suite bathroom | Five further bedrooms | Shower room | Bathroom

Sheepbridge Moathouse/staff house

Triple garage | Kitchen | Utility room | Sitting room | Three bedrooms | Bathroom

Gym | Stores | Outdoor WC

Landscaped gardens with terrace, moat and formal lawns | Covered swimming pool with plant room and changing room
Tennis court

In all about 3.1 acres

Distances

M4 (junction 11) 3.5 miles, Reading 5.6 miles (London Paddington from 25 minutes)

Fleet 10 miles (London Waterloo from 40 minutes), London Heathrow Airport 29 miles

Central London 43 miles (All distances and times are approximate)



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Situation

Sheepbridge Court is located on the edge of the village of Swallowfield with a village primary school, public house and village store and is conveniently located 6.5 miles south of Reading with easy access to the M4 Motorway at Junction 11, for to London and the West. Mainline train stations can be found at Reading (London Paddington in less than 30 minutes) or alternatively Fleet to London Waterloo (around 40 minutes). Wokingham provides local shopping facilities with Reading and Basingstoke providing more extensive shopping and leisure opportunities. International travel is easily accessed via Heathrow Airport (29 miles).

There is excellent schooling in the area, including Ludgrove, Cheam, Elstree, Lambrook, Bradfield, Wellesley Prep, Wellington College, Eton and Downe House.

Sheepbridge Court

Sheepbridge Court is a wonderfully handsome Grade II* listed country house. Originally built in the late sixteenth century, the property is moated and set picturesquely in its grounds. The house has undergone alterations and additions over the centuries and is now a beautifully presented and recently renovated family home with flexible and spacious accommodation. The history and period charm are instantly obvious on entry with an impressive reception hall with its historic 16th century newel staircase and moulded timbers. The hall is the heart of the house with the main reception rooms accessed from it.

The drawing room is positioned at the front of the house with an open fireplace and large sash window. A wide opening leads into the magnificent dining room with a grand open fireplace and stone surround, reflecting the Tudor origins of the building. The sitting room sits at the far end of the hall and is a peaceful room with good proportions, a working fireplace and double doors onto the rear garden and terrace. The recently fitted modern kitchen and benefits from Siemens ovens, microwave and induction hob, Franke sink with filtered and boiling hot tap, walk-in larder cupboard and underfloor heating. Full length doors lead from the kitchen to the terrace and gardens. There is also a cellar which is accessed from the reception hall.







On the first floor the principal bedroom and adjoining bathroom look east over the glorious gardens. The en suite bathroom is well fitted with newly renovated shower and Victorian style bath tub. There are five further bedrooms and two further bath/shower room on this floor. There is also a hidden secondary staircase providing access back to the kitchen.





Garden and grounds

The 13th century moat at Sheepbridge Court is listed as a Scheduled Ancient Monument (SAM) and the grounds and gardens have been beautifully designed and maintained to emphasise this. They offer privacy and protection whilst making most of the good views of the surrounding countryside.

The moat surrounding the house is a tributary of the River Loddon with a beautifully crafted bridge giving access to further gardens. The gardens are mainly laid to lawn and interspersed with well stocked borders and mature trees including recently installed flower and vegetable planters. The gardens have also been dog proofed with buried electronic fencing to allow for the safety of dogs.

The heated swimming pool, with elegant changing room and a pump room, is neatly placed behind yew hedging proving an excellent sun trap. The pool has a retractable cover, sides and roof allowing for swimming in all weathers. The pool measures 11m x 4.5m. There is also an all-weather hard surfaced tennis court in good playing condition.





The home gym is in a separate building on one boundary of the garden and subject to the necessary planning consents could have multiple uses. It is currently air conditioned/ heated and the floor is rubber matted. There is also a wood store, shed (with electricity) and outdoor gardener's wc.

Sheepbridge Moathouse

The Moathouse was built in the 1970s. It has a triple garage with access to the residential accommodation at the rear. This comprises an entrance lobby and kitchen on the ground floor and three bedrooms, a sitting room and a bathroom on the first floor. The garden to the rear is enclosed by close-board timber fencing. Its use is ancillary to Sheepbridge Court.

Services

Mains water and electricity. Oil fired heating. Drainage

Viewings

By appointment with Knight Frank.

Property information

Tenure: Freehold

Local Authority: West Berkshire County Council: 01635 551111

Council Tax:

Main House: Band H

Moathouse: Band B

EPC Ratings:

Main House: D

Moathouse: TBC



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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Particulars dated July 2024. Photographs and videos dated June 2024.

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Approximate Gross Internal Floor Area

392 sq m / 4,225 sq ft

Sheepbridge Moathouse / Garage = 113 sq m / 1,212 sq ft

Changing Room / Pool Room = 7.0 sq m / 79 sq ft

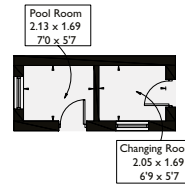
Gym = 42.0 sq m / 452 sq ft

Wood Store / Shed = 25.0 sq m / 269 sq ft

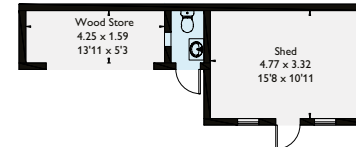
Total = 579 sq m / 6,237 sq ft

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.

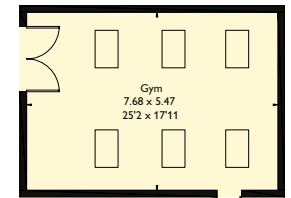
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



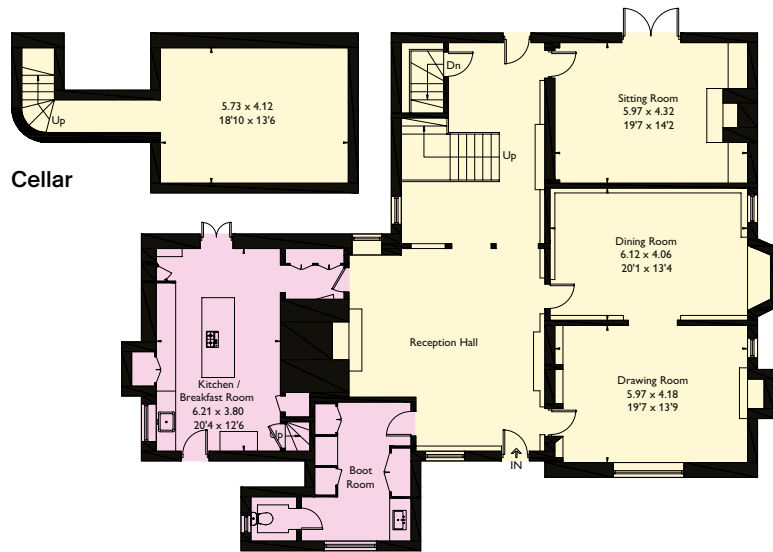
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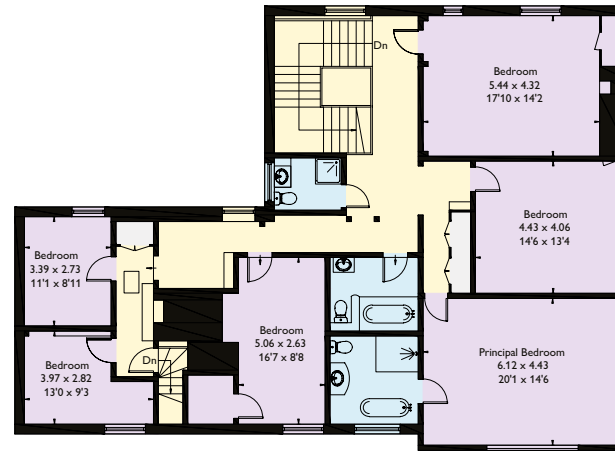
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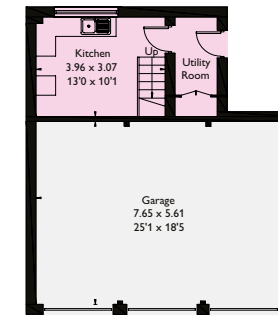
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Ground Floor

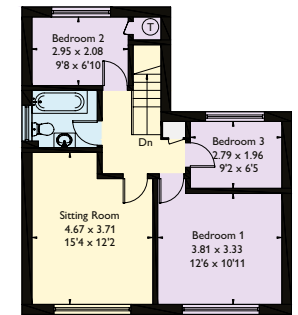


First Floor



Sheepbridge Moathouse Ground Floor

(Not Shown In Actual Location / Orientation)



Sheepbridge Moathouse First Floor

