

The Lodge, Riseley, Reading, Berkshire







A charming period family home offering **excellent accommodation** set in attractive gardens and grounds.

Summary of accommodation

Reception Hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Cloakroom | Study | Utility room | Playroom | Guest bedroom with adjoining bathroom | Cellar

Principal bedroom with adjoining shower room | Four/five further bedrooms | Three further bathrooms

Boiler room | Two double garages | Stabling and tack room

Swimming pool | Former tennis court

Mature garden, grounds and paddock

In all about 3.40 acres

Distances

Reading 7.5 miles (London Paddington from 23 minutes), M4 (Junction 11) 3.5 miles, M3 (Junction 4a) 11 miles

Winchfield 7 miles (London Waterloo from 50 minutes), Basingstoke 10 miles, London 44 miles

(All distances and times are approximate)



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Situation

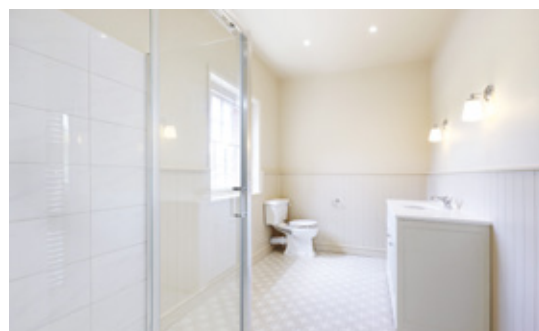
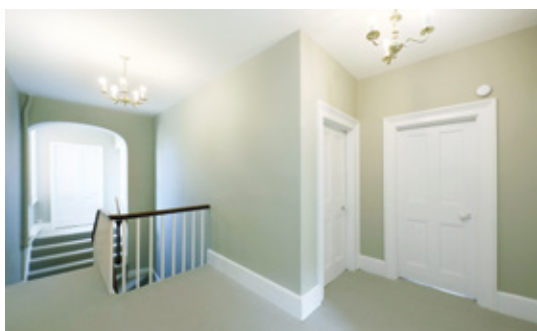
The Lodge is situated in an edge-of-village setting between the popular villages of Riseley and Swallowfield on the Hampshire/Berkshire borders. Riseley has a public house, and the thriving village of Swallowfield also has a public house, shop/post office, village hall with pre-school and tennis club. It is surrounded by protected countryside with many footpaths, some of which run along the Rivers Whitewater and Loddon. The Wellington Farm Shop is within a mile. Everyday facilities are in Hartley Wintney and the major towns of Reading and Basingstoke are also close by.

The M3 and M4 are easily accessible, and so is commuting to London by rail to Paddington from Reading and Waterloo from Winchfield or Basingstoke. There are good local state schools in Reading and the neighbouring villages.

Independent schools nearby include Sherfield, Ludgrove, St Neots, Daneshill, Crossfields, Bradfield, Elstree and Wellington College.

Recreational facilities in the area include Wellington Country Park and Wellington Riding.





The property

The Lodge is an attractive period family home believed to date from the Victorian times with later additions. Internally, all the reception rooms are well proportioned with sash windows with lovely bay windows flanking the front entrance door.

The front door has an ornate fanlight that leads into the staircase hallway, off which is the drawing room with an open fireplace and a door leading out to the southwest-facing terrace. The dining room with its open fireplace is to the other side of the hallway. Both reception rooms have bay windows. To the rear of the hallway is the utility room with a back door out to the courtyard. Beyond the utility room is the kitchen/breakfast room with AGA and an electric oven and hobs. Beyond the kitchen/breakfast room is the playroom which opens out to the garden and lies adjacent to the swimming pool. There is also a ground floor guest bedroom with adjoining shower room. This and the playroom and adjoining storeroom could easily provide a self-contained annexe if required.

To the first floor is the principal bedroom with fitted wardrobes and a door through to the adjoining newly fitted shower room. There are four further bedrooms with two family bathrooms one of which is Jack and Jill with one of the bedrooms. Approached from a secondary staircase from the kitchen is a further bedroom with adjoining bathroom.



Outbuildings

To the rear of the house is range outbuildings which creates an attractive courtyard adjacent to the kitchen breakfast room, within which is a storeroom and boiler room.

A further range of outbuildings lie adjacent to the rear drive, which provide useful garaging, stabling, and general stores. They provide great potential for conversion into additional accommodation, subject to the necessary planning consent.

Gardens and grounds

From the village road electric gates open to the gravel drive with an entrance sweeping to the front of the house that opens out onto a broad expanse of lawn. Formal gardens lie to the south-east and south-west of the house with a broad expanse of lawn, bordered by mature trees, shrub beds, and hedging. Adjacent to the drawing room and kitchen is a terrace with pergola.

To rear of the house is the swimming pool with paved surround around and further areas of lawn. There is also a tennis court to one corner of the garden which is in disrepair and will require resurfacing.

There is an area of paddock land which lies to the rear.

Services

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

Viewings

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

Directions (Postcode: RG7 1QD)

What3Words: ///duplicate.sometime.mugs

Property information

Tenure: Freehold

Local Authority: Wokingham District Council

Council Tax: Band G

EPC Rating: F



Approximate Gross Internal Floor Area

House: 397 sq m or 4273 sq ft

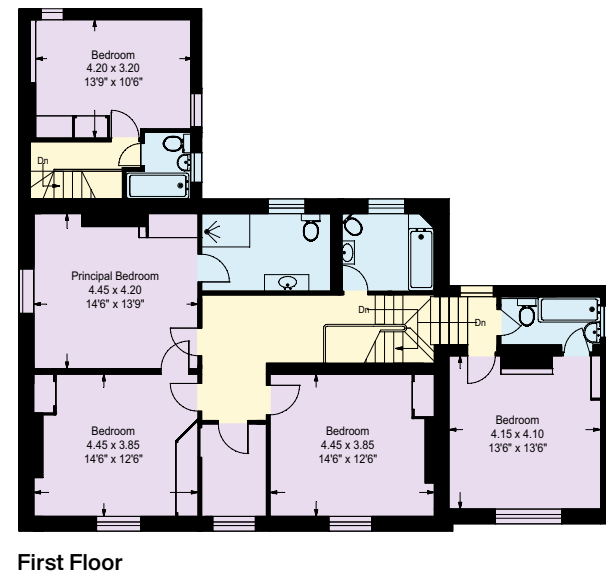
(Inc. Cellar & Store Room)

Outbuildings: 122 sq m or 1313 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



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 June 2023. Photographs and videos dated June 2023.

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