



St Mary's Farmhouse, Beenham, West Berkshire







A fine **Grade II listed** family house set in an elevated position with far-reaching views over its land

Summary of accommodation

Ground Floor

Entrance hall | Drawing room | Sitting room | Dining room | Study
Games room | 2 cloakrooms | Wine cellar

First Floor

Principal bedroom with adjoining dressing room and bathroom 5
further double bedrooms and 2 further bathrooms (1 adjoining)

In all about 10.08 acres

Distances

Theale 4 miles (London Paddington from 35 minutes), M4 (Junction 12) 6 miles,
Thatcham 6.5 miles, Newbury 9 miles, Reading 10 miles (London Paddington from 27 minutes)

(All distances and times are approximate)

Outbuildings

Double garage (with studio space over) | Log store | Long barn (with potential for conversion to home office/residential use, subject to necessary consents)

Garden and Grounds

Mature landscape gardens & grounds | Kitchen garden | Paddock
Woodland | Large field for grazing



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Situation

St Mary's Farmhouse is in the village of Beenham in this popular part of West Berkshire. Surrounded by undulating countryside and woodland the property owns its own views. The village has The Six Bells Public House, a primary school and the Grade II* listed Church of St Mary's.

Nearby shopping amenities can be found at Southend Bradfield village shop and post office and at Upper Bucklebury, with a wider range of amenities at Thatcham (which has a Waitrose), Theale and Pangbourne, and a large farmshop at Englefield. The nearby villages house many excellent pubs.

Further afield are the centres of Reading to the East and Newbury to the west, which provide a comprehensive range of shopping and recreational facilities including cinemas. The renowned Watermill Theatre is located at Bagnor, near Newbury.

Communication links are excellent with the M4 (junctions 12 and 13) being nearby linking with the A34 providing fast road access to London, Heathrow and the national motorway network. Rail links can be found at Theale and Reading, taking from 35 and 27 minutes respectively to London Paddington. Cross Rail from Reading is due to open shortly to provide even faster direct access to the West End, City and East End of London.

The property is minutes from Elstree Prep School and Bradfield School. There are other well-regarded schools in the area including Brockhurst & Marlston House School, Horris Hill, Cheam and St Gabriel's near Newbury, Downe House, Pangbourne College and St. Andrews.

Sporting facilities are extensive with racing at Newbury and first-class fishing on the River Kennet. Golf courses in the area include Calcot Park, Wokingham and Wokefield Park. There is also a nine-hole course on the outskirts of Beenham. The area also has numerous footpaths, byways and bridleways perfect for walking and riding.







St Mary's Farmhouse

St Mary's Farmhouse is Grade II listed and dates back to the late 18th century with later editions in the 19th century. The property has not been on the market for the last 28 years.

Formally an Old Rectory, today St Mary's Farmhouse offers spacious and well laid out accommodation over two floors, above a large cellar which includes a wine cellar and sauna. The property still retains many original features and characteristics of the period as mentioned in Nikolaus Pevsner's book on architecture in Berkshire. Of particular note is the wonderful cantilevered staircase with atrium over. Pevsner often described Berkshire as 'half home county, half west country'.

The accommodation flows well on the ground floor with a double length 32 ft drawing room with French doors opening onto the south-facing terrace with views over the garden and the property's own land. There is a large kitchen with an Aga, dining room, sitting room and study. On the first floor is the principal bedroom and dressing room suite, which predominately faces south over the garden and grounds. There are five further double bedrooms and two further bathrooms.



Approximate Gross Internal Floor Area

House: 475sq.m. or 5113sq.ft.

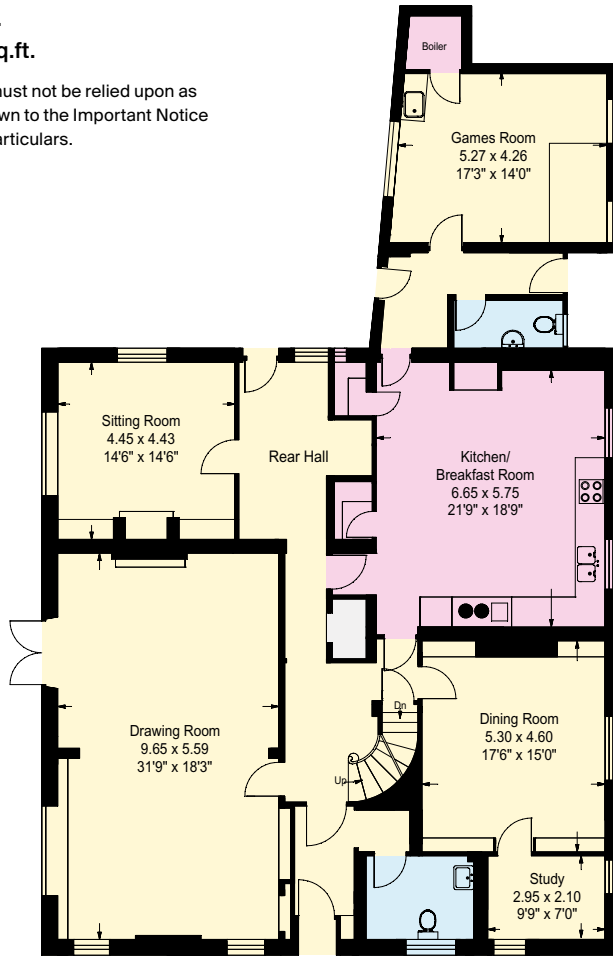
Garage: 43sq.m. or 463sq.ft.

Barn: 109sq.m. or 1173sq.ft.

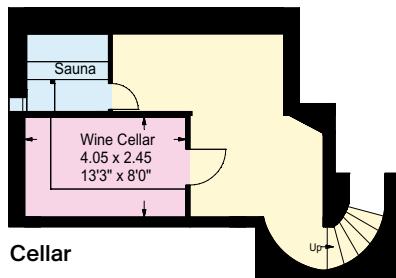
Log Store: 48sq.m. or 517sq.ft.

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.

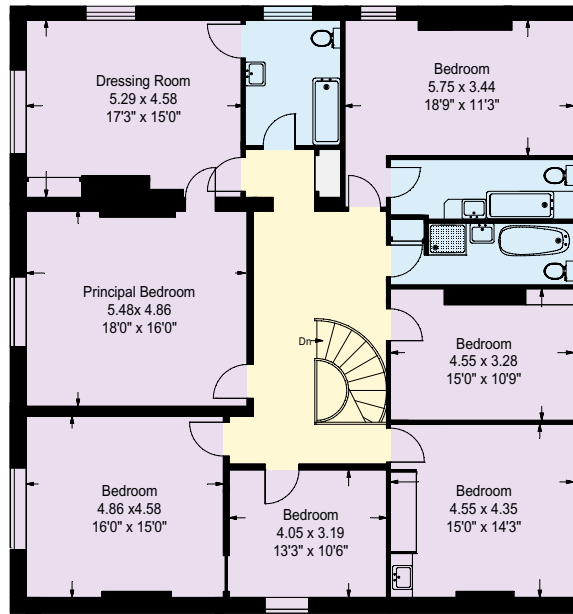
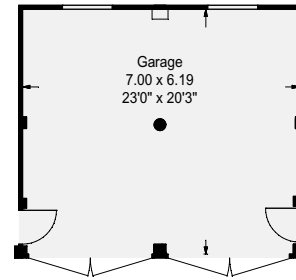
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



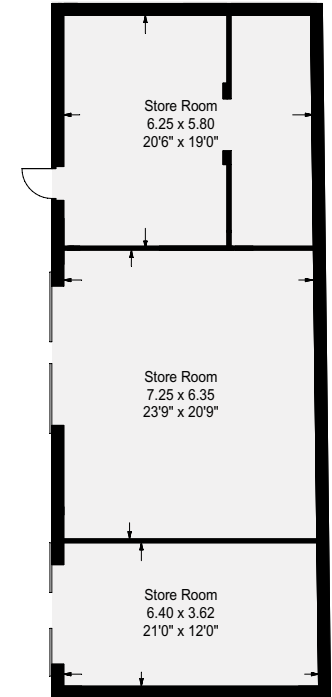
Ground Floor



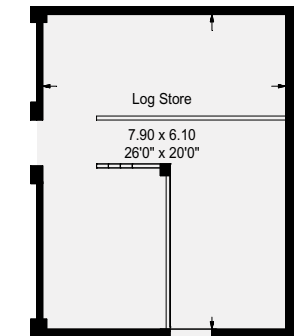
Cellar



First Floor



Barn



Log Store

Garden and grounds

The property is set in approximately 10.08 acres of beautifully landscaped gardens with grounds beyond. The principal gardens lie to the south and west of the property with a wide range of shrubs, borders, and ornamental trees. On the north side is an orchard, greenhouse, herb garden and a substantial, largely walled, kitchen garden.

Beyond the formal lawns, to the south, is a Ha-Ha, beyond which is a large field leading up to St Mary's Church. There is a Grazing Agreement in place for the last seven years with the local farmer. In addition, there is a paddock to the west of the property together with a small area of woodland.

Outbuildings

Adjacent to the drive is a long barn that is separated into three sections, used for storage and for garden machinery and equipment, and a former pigsty now a wood store. There is also a double garage, currently used as a coal and log store and workshop, with a studio above. It should be possible to convert the studio and/or part of the barn to residential use if required, subject to the necessary consents.

Services

Mains water, electricity, oil fired heating and private drainage

Local authority

West Berkshire Council, Tel: 01635 55111

Council Tax – Band H



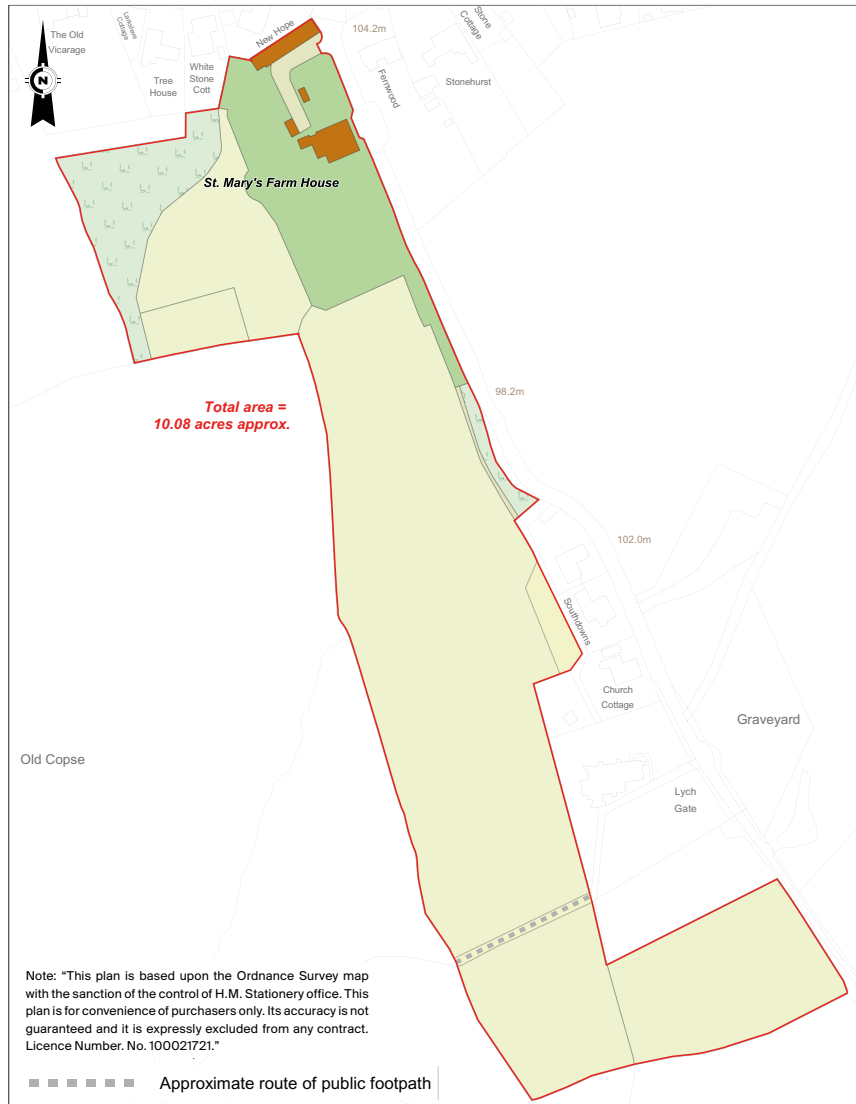


Directions (RG7 5NN)

From London, take the M4 west leaving the motorway at the Theale junction (12) and follow signs to Thatcham and Newbury on the Bath Road which eventually becomes dual carriageway. Turn right off this, signposted to Beenham, and at the top of the hill turn left. Follow the winding road through the village until reaching the school on the right, when the entrance to St Mary's Farmhouse will be seen directly in front of you, off the lane to the left leading to St Mary's Church.

From Newbury, continue on the A4 eastwards (Bath Road) and continue through Woolhampton and past the Aldermaston turning. Ignore the sign to Beenham industrial area, but continue on the A4 straight across the roundabout and turn left off the dual carriageway, signposted to Beenham, and follow the above directions.





Rights of way

Please note there is a public footpath crossing the field to the south and does not affect the enjoyment and privacy of the property.

Fixtures and Fittings

All fixtures and fittings are excluded from the sale unless otherwise stated.

Viewing

Strictly by appointment through the selling agent, Knight Frank.



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 February 2022. Photographs dated February 2022.

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