



Hill House
Midgham
Berkshire



Hill House

Midgham, Berkshire

An impressive period property with extensive accommodation.

Three reception rooms | Kitchen/breakfast room | Five bedrooms | Five bathrooms

Separate annexe with bed, bathroom, kitchen and sitting room

Flat with bedroom/sitting room, bathroom and kitchenette

Cellar | Large garage | Garden

In all about 1.91 acres

Bradfield 6 miles, M4 (J.12) 8 miles, Newbury 6 miles, Reading 12 miles (London Paddington 30 minutes),
Basingstoke 15 miles (London Waterloo 50 minutes)
(Distances and times approximate.)



Hungerford
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Situation

Hill House is set in a highly accessible location, almost equal distant between junction 12 of the M4 motorway and Newbury.

Midgham station is just over a mile away and there is regular train services from Reading to Paddington taking approximately 30 minutes.

There are a wide range of schools in the area, including Elstree, Cheam, Bradfield, Brockhurst & Marlstone House, Downe House, St Gabriels, Horris Hill, Pangbourne, Marlborough College and The Oratory.

The lakes south of Reading are well equipped for water sports and there is racing at Newbury, Windsor and Ascot. There is fishing on the River Kennett and football (Reading Football Club) can be found at the Madjeski stadium.

For Sale Freehold

Hill House is believed to date from 16th Century and is not Listed.

The property is set in an elevated, accessible yet quiet location.

Of note, it has a large kitchen/breakfast room, very much the heart of the house.

The property boasts extensive accommodation with a self-contained annexe which can be accessed separately, as well as a potential flat above the garage.

The pretty garden laid mainly to lawn with a number of established flower and shrub beds.

There are delightful views over the surrounding countryside.

Services

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





EPC

E Rating

Local Authority

West Berkshire District Council. Tel: 01635 42400

Post Code

RG7 5UL

Directions

From Junction 12 of the M4 motorway, proceed along the A4 towards Newbury. Continue through Woolhampton, taking the turning on the right after the Coach & Horses pub onto Church Hill. Take the first turning on the left (Birds Lane) and the entrance to Hill House will be found on the left hand side.

Viewing

Viewing by prior appointment only with the Agents.





Approximate Area = 507.8 sq m / 5,466 sq ft
 Outbuilding = 18.1 sq m / 195 sq ft
 Cellar = 23.6 sq m / 254 sq ft
 Total = 549.5 sq m / 5,915 sq ft
 Including Limited Use Area (6.3 sq m / 68 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential, fourwalls-group.com 280378)

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I would be delighted to tell you more.

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Connecting people & property, perfectly.

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 2021. Photographs and videos dated June 2021.

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