



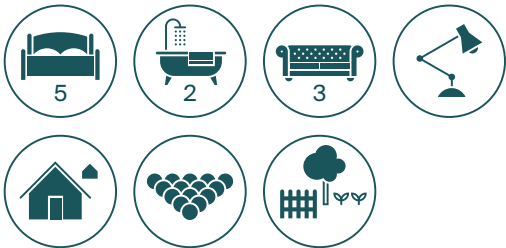
St Nicholas Farmhouse
Dunt Lane, Hurst
RG10



A beautiful Grade II listed property situated in delightful countryside.



Winnersh 2.2 miles; Twyford 3 miles; Wokingham 5 miles; M4 and M40 4 miles; Reading Station 6.5 miles; Henley-on-Thames 8 miles (All distances are approximate)



The Property

St Nicholas Farmhouse is a beautiful Grade II listed Georgian property built in the early 1800s. It has five bedrooms and a wealth of delightful period features, set in an outstanding location overlooking open countryside and yet within easy access to transport links. The house has well-proportioned accommodation with large windows and high ceilings providing a sense of light and space throughout the property. It has a separate old dairy building which provides an office/study, a snooker/games room, an ideal space for working from home.



The attractive front entrance, with a beautiful Wisteria opens to the reception hall with half panelled walls and parquet flooring. Doors to the left open into the charming dining room with windows overlooking the front garden, and to the right is the study/reception room with an open fireplace with stone surround and alcove shelving either side. To the rear of the entrance hall is a sitting room which is double aspect with French doors opening to the garden, there is an open fireplace with built-in cupboards to one side. The spacious kitchen has fully fitted floor and wall units and quarry tiled floor, an Aga and space for a kitchen dining table, there is also an opening that connects to the adjacent drawing room which is a lovely room with a brick fireplace with wood burning stove, built-in cupboards and bookshelves.

From the entrance hall is an elegant staircase to the first floor leading to a spacious landing off which are four bedrooms with the fifth situated off the rear landing. The principal bedroom has an en suite shower room and there is a spacious family bathroom.



Gardens and grounds

The farmhouse has a pretty parking and pedestrian access to the front on the lane from which a wall runs along to the vehicle access through wooden gates and opening to a large gravel driveway in front of the detached double garage.

The gardens are walled and laid mainly to lawn with flower beds filled with mature shrubs and a variety of fruit trees. A paved terrace runs along the side of the house, accessed from the sitting room and providing a lovely area for al fresco entertaining, a delightful peaceful setting.

From the garden there is access to the detached old dairy, currently used as a snooker/games room with a wood burning stove and an office on the ground floor. There is a mezzanine studio area on the first floor with a shower room and storage.

Situation

St Nicholas Farmhouse is set in an outstanding location overlooking open countryside and just outside the Berkshire village of Hurst, within easy reach of Twyford, Wokingham and Reading. The village has a post office and local shop, a bakery, three pubs and a popular primary school. Further amenities are easily accessible in surround towns, including large supermarkets, a variety of shops, many pubs and restaurants, health clubs and other facilities. Reading's town centre is just seven miles away, with excellent amenities, shops, restaurants, cinemas and also access to the River Thames. The area is well connected by road with connections to the M4 and M40 within five miles. Mainline rail services are also easily accessible at nearby Twyford which will be connected to Crossrail in late 2021 with direct services to Central London, and also Winnersh, Wokingham or Reading.







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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Directions

From Henley-on-Thames, cross the bridge over the river and up the A4130/White Hill. Turn right onto the A321/Wargrave Road, continue for eight miles and approximately half a mile after passing through the village of Hurst bear slight right onto the B3030 and continue for one mile until you reach a left turn to Dunt Lane. The property is about half a mile down Dunt Lane on the left.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items are specifically excluded from the sale but may be available by separate negotiation.

Services

Mains water, electricity and gas. Private drainage. Mains gas central heating.

Local Authority

Wokingham District Council.

Viewing

Viewing by appointment only with agents Knight Frank LLP

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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 [August 2021]. Photographs and videos dated [August 2021].

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