



THE OLD FARMHOUSE

— *Wokingham, Berkshire* —

SE STOWHILL
ESTATES
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES

A character home, reimagined for modern living by its current owners, discover peace, privacy and a pinch of prestige, at The Old Farmhouse.

Tucked away along a sweeping, hedge lined driveway, The Old Farmhouse, beckons from behind electric gates. Beyond, ample parking for easily ten cars can be found upon the block paving, neatly edged with richly stocked borders brimming with seasonal colour and texture.

Wrapped in fragrant wisteria to the front and rear, which bursts into life in late spring, the Old Farmhouse sets the tone of rural character before you even set foot indoors.



A WARM WELCOME

Make your way up the steps and indoors via the pretty gabled porch and step through into the welcoming hallway, where storage for coats and boots can be found in the understairs cupboard. Travertine stone flooring with underfloor heating – a feature also found in the kitchen, snug, master bedroom, bathroom and large entertaining room – ensure a warm welcome and enhances the heritage feel of the original farmhouse.

At the foot of the stairs, to the left, the carpeted study awaits, gently warmed by a log burning stove nestled within a characterful brick surround. Built-in cabinetry to the alcoves either side provides plenty of space for books and other items, whilst a large window frames views over the front of the house whilst you work from home. “We wanted to be in the area and loved the feel and character of the house and how peaceful it is.”



COMFORT AND CHARACTER

Across the hall, treacle toned beams infuse the snug with character and the same flooring from the hall extends into both this space and the kitchen, creating a connected flow. Although this is a cosy snug, it's also awash with light from the double aspect windows while natural warmth radiates from the log-burning stove, encased within its attractive brick surround.



Opening up to the rear, the snug flows through into a breakfast area, where bifold doors invite the outdoors in, providing instant access out to the garden via a few steps for those alfresco moments. Beams stretch out across the ceiling, seamlessly connecting zoned spaces, drawing your eye through to the generously sized family kitchen.



FEAST YOUR EYES

Passing through a seating area, you can feast your eyes on the sublime Podesta kitchen, where a large central island with breakfast bar seating creates a sociable focal point in the heart of the room. On one side a stable door provides access to the rear patio and garden.

Designed for family living and entertaining, hosting is effortless thanks to the layout and range of integrated appliances, including a Gaggenau oven, Siemens fridge and freezer, electric Aga, induction hob alongside a wine cooler and two Siemens dishwashers. Soft grey cabinetry provides plenty of storage, whilst garden views beckon from the large window above the deep Belfast sink.



From the kitchen, you can head back into the entrance hall or take another door in the far corner. To the right, rustic wooden flooring flows out underfoot in the utility room, overflowing with storage, and furnished with an overhead clothes airer, sink, washing machine and tumble dryer. A handy WC is also accessed from here.



To the left, a couple of wooden steps lead down to a sunny drawing room which could also serve as a wonderful formal dining room, dressed in earthy, warm hues and with a grand ambience thanks to the high ceilings and French doors which open out to a front patio courtyard.



WEIGH UP THE POTENTIAL

Steps lead down from the utility room take you into the newly created 'link' barn – the entertaining hub of the home, added by the owners and connecting an original barn and stables with the farmhouse.

Travertine tiling features underfoot once more, providing coherence with the main farmhouse, whilst panelling to the walls imbues a rustic vibe. Fitted storage lies beneath the bench seating, providing a boot room entrance to this vast and vibrant space, which also can be accessed directly from the courtyard.

Effortlessly zoned into a games room (with space for a pool table), purpose built bar area, entertaining space, study and store this whole area could offer self-contained living or a great guest suite thanks to the ensuite bedroom, replete with free standing bath, wash basin and separate WC.





LEISURE COMPLEX

Light pours into the entertaining space through two large roof lanterns and bifold doors open the full width of the central space onto the rear patio. Flexible in every regard, aside from the bespoke built-in bar containing cabinetry, wine rack and sink, there's also the separate room, currently used as an office and extended storage, tucked off the entertaining room. On the other side of the bar is the dedicated store room which is a great cellar. What we love about these rooms if they have both retained the original stable doors which adds real intrigue and is a beautiful design feature. This is a versatile home, with adaptable rooms ready to be reimagined to your requirements.





Begin the day with some cardio in the light-filled and expansive home gym, where bifold doors pull back to offer a seamless connection with the decked area, ready for a refreshing post-workout dip in the outdoor swimming pool, privately enclosed by hedging. Off the gym, a large boot room, with more fitted storage provides space for all your outdoor gear, also serving as a changing room and providing handy access to a shower room with WC.



SWEET DREAMS

Returning to the entrance hall, opposite the kitchen door are the stairs to the landing. Turning left takes you into the principal suite, preceded by a generously-sized dressing room, airy and light, with fitted hanging space, shelving and drawers.

The grand, principal bedroom is triple aspect with views and light in all directions. Dressed in deep shades of duck egg blue,

with elegant, contrasting flooring, indulge in a restorative soak in the freestanding slipper bathtub to one side of the bedroom, where uplighting helps set the mood. This is just one aspect of an open-plan ensuite area, which also contains a large, stylish walk-in, shower with rainfall head and handheld attachment, dual wash basins with vanity unit storage and a separate, private WC.



From the top of the stairs, bedroom 2 is straight ahead into the inner landing, a large and light bedroom, with olive green hues to the walls, served by views out over the garden and a shower room ensuite also with wash basin and WC.

Bedroom 3 is opposite the entrance to the principal dressing room, where windows to two sides capture idyllic views out over the garden and pond. Freshen up in the peace and privacy of the shower room ensuite, also furnished with wash basin, WC and heated towel radiator.

Turning right into the inner landing, at the far end you can seek sanctuary in bedroom 4, a delightful double, where neutral shades create a soothing feel, and windows to two sides invite garden views and light through.



Returning along the landing, on your right arrive at bedroom five, a peaceful double at the rear of the home with leafy views out over the garden.

Just outside bedroom 2 is the family bathroom, where wooden flooring features underfoot and a deep, rolltop, clawfoot bath contains a shower above. There is also a WC, wash basin and heated towel radiator.



ENTERTAIN AND UNWIND OUTDOORS

Step outside through the bifolding doors of the entertainment room and onto a substantial paved patio, tailor-made for alfresco dining and entertaining. Extending to 2.4 acres, the grounds also include a large paddock to the right as you sweep in along the driveway, creating a quintessential country setting.



Beautifully planted with mature silver birch and willow trees, this naturalistic landscape is designed for both relaxation and exploration. A large, level lawn offers space for children to play, while a pond adds its own elemental balance to the tranquil, wildlife-friendly atmosphere.



Raised sleeper beds brim with seasonal planting, while the outdoor swimming pool – privately enclosed by tall evergreen hedging – offers shelter from the wind and the perfect spot for a secluded dip, surrounded by paving perfect for sun loungers.

Elsewhere around the plot are garden stores, sheds various working areas, perfect for keeping the working elements of the garden to hand but tucked away.



GARDEN STUDIO

Accessed via a sheltered verandah, the garden studio overlooks a separate, astroturf lawn adjoining the drive and opens via bifolding doors into a spacious sitting room. Whitewashed plank flooring adds a bright, airy feel, while electric heating ensures year-round comfort. Large enough to accommodate a bed even, this flexible space could serve as a guest suite, art studio, music room, games room, yoga retreat or a peaceful home office – the possibilities are myriad.

At The Old Farmhouse, every detail has been considered to create a home of harmony, heritage and heart. From its tranquil setting and traditional features to its tasteful modern luxuries, The Old Farmhouse is a home designed to evolve with its owner's needs. Whether savouring mealtimes in the sociable kitchen, working out in the gym or toasting birthdays in the bar, this home offers a lifestyle as expansive as its grounds full of character and personality.



ROUND AND ABOUT



The Old Farmhouse, on the outskirts of Wokingham, is surrounded by picturesque countryside and offers a terrifically balanced lifestyle location for those seeking both tranquillity and accessibility.

For nature enthusiasts, there are several walking routes nearby, perfect for gentle or invigorating walks, passing several country pubs if you desire. The property is virtually equidistant from Wokingham and Crowthorne, both just a few minutes' drive, making it easy to venture into more urban surroundings in just a matter of minutes, both provide great shopping, gyms and evening entertainment, including inviting coffee shops and excellent restaurants catering to various culinary and gastronomic requirements.

There's also a fantastic craft village nearby, Holme Grange, which is a hidden gem of independent and artisan craft shops in a collection of converted barns.

For the daily commute, you're well placed to be on the M4 in around 5 minutes, or the Wokingham trainline gives you direct access to Waterloo. Alternatively, Twyford is just 15 minutes away and provides a very well-connected train station taking you to London Paddington in less than 25 minutes and also providing access to the Elizabeth Line.

The Old Farmhouse is close by to Pinewood Centre (the perfect place to pick up some new hobbies and interests), which boasts a whole range of community clubs and societies, such as Pinewood Football Club, Pinewood Shooting Association, Pinewood Judo Club, Pinewood Gymnastics Club and the Boxing Club. There's also a model railway that snakes around the woodland for over half a mile, slot car racing and a large-scale Scalextric!

For the more conventional sporting interests, you're surrounded by towns and villages that provide all the facilities required for football, cricket, tennis and rugby, and you're surrounded by excellent golf clubs with Sand Martins, The Downshire and East Berkshire Golf Club all within 3 miles, plus a fantastic family crazy golf course just up the road.

When it comes to schooling, you're ideally placed as Wokingham and Crowthorne are both excellent locations for families. Holme Grange School is an 8-minute walk from home, and in just a matter of minutes' drive you can be at Wellington College, Luckley House, Eagle House or St Crispin's.



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0118 207 30 30 | berkshire@stowhillestates.com