

The Barn – including a quite magnificent apartment



The Front Garden





The Reception Hall



The Landing

A traditional late 20th century Berkshire farm house on the outskirts of the town, in a country lane with little passing traffic.

Fields and unspoiled views at the rear.

Strategically well placed for the commuter with good road (M3/M4) and rail (Waterloo/ Paddington/Gatwick/Crossrail – from 2021) links.

The Farmhouse: 5 bedrooms, 4 bathrooms/shower rooms, landing with sitting area, impressive reception hall, triple aspect living room, dining room/study, magnificent open plan farmhouse style kitchen with adjoining dining and seating areas, utility room. Garages.

The attached annexe: 2 bedrooms, 2 bathrooms/shower rooms, living room, kitchen and conservatory.

The Barn: Bedroom, bathroom, large open plan reception accommodation with kitchen on the first floor. Some additional accommodation on ground floor for occupation associated with the farm.

Looseboxes, hay barn, about 12 acres, some formal garden – mainly paddocks.

The property is being marketed jointly with our associated business of Martin and Pole, Chartered Surveyors, Wokingham.

Dependent upon the level of interest, we may sell by informal tender or public auction. A full legal pack is available online.

Viewing: Only by prior appointment and with a signed undertaking of satisfying the occupancy restrictions.

Telephone 01 18 989 4499 or Email Wokingham@fineandcountry.com



The Farmhouse Kitchen



Apart from the traffic in Wokingham generally (which is an inevitable side effect of a successful area,) there is nothing but positives to say about Doles Lane in particular and Wokingham and the Thames Valley in general.

Motorways: It is not just the M4 that ensures the ongoing success of this location (there are three junctions around Reading) but also the M3 (Junction 4) just to the south at Camberley. Both motorways provide direct access to Heathrow airport and the M25.

Railways: Rail communications are first class, with Wokingham station (about one mile) offering services on the Reading to Waterloo line and the Reading to Guildford/Gatwick line. Just to the north of Wokingham, Twyford station will offer services on the new Crossrail line – due to open in 2021. This is in addition to the fast services from Reading and Twyford on the Paddington Line.

Shopping: Wokingham Town Centre is undergoing regeneration and is attracting some new shops, mainly perhaps coffee shops and gift shops. It is the nearby and larger towns of Reading and Bracknell that offer more comprehensive shopping, with most of the national retailers one would expect. Equally, for many, Westfields on the western outskirts of London, is the shopping destination of choice.

Education: Wokingham schools have an excellent reputation, with a good range of state schools but also within the borough or nearby, are some important private/public schools including Ludgrove, Wellington College, Shiplake College and Queen Anne's for Girls. There are two excellent grammar schools in Reading, usually at or very close to the top of the list of state schools in the country.

Planning: The property is within the administration area of Wokingham Borough Council. The farm house was built in the late 1970s and there is an agricultural tie restricting the occupation of the property. This tie has been observed since the day the property was built. The modern barn followed and with a growing family, the first floor was adapted to provide additional residential accommodation. This use was regularised with a Certificate of Lawful Use – it must however be occupied as an annexe to the main house. Prospective purchasers wishing to look around the property will first need to give an undertaking that they comply with the planning occupancy requirement. The guide price for this property has been significantly adjusted to reflect the restriction on occupancy. It therefore represents a quite extraordinary level of accommodation and grounds for the price.

The Farm House



Description: Highfield Farm is approached through a five bar gateway over a shingle drive, with the modern barn and hay barn to one side and to the other side, the imposing presence of the farm house.

The field/garden and duck pond at the front means the house is set well back from the road and immediately to the rear there is a patio and a further area of formal garden. A carefully and well considered design ensures the principal rooms benefit from the setting.

The annexe is not entirely independent, as there is a door between the entrance hall to the annexe and the dining room of Highfield Farm.

The adjoining barn was built after the farm house, with the first floor approached via a spiral staircase, offering quite exceptional accommodation. There is permitted accommodation on the ground floor for occupation in association with the farm, for example farm office and shower room.

The majority of the land has been in equestrian use for many years and comprises one large open paddock.

Services: Mains, water and electricity are connected. There are solar panels which serve the house and provide a small annual income. Drainage is to a private system. Central heating and hot water is supplied by a combination of alternatives, including a wood burning stove, the solar panels and a gas fired boiler – with bottled gas. The farm house, annexe and barn have some shared services and some which are individually metered. Full details will be provided in the Legal Pack.

General: We have detailed above the planning history of the property. The current owner and their family have occupied the property in accordance with the conditions relating to the original planning permission. A copy of the original planning permission and more recent planning decisions are included in the Legal Pack – a prospective purchaser therefore views the property and will buy it on the understanding of the need to comply with the planning conditions.

The Annexe Reception Room



The Front Garden



The Back Garden



The Principal Reception Room



Seller Insight



“Highfield Farmhouse was built by our family on farmland we had owned for very many years. We have lived in the property since it was built around 30 years ago and we are keen to share our experiences of living in the farmhouse and the local area.

“Visitors often describe this as an ‘unexpected piece of paradise’ where we enjoy the benefits of country living, combined with easy access to the surrounding amenities. When we look out of any window in the main farmhouse, we are met with the views of countryside, trees and greenery for miles around.”

“The location is fabulous. There are many scenic walks to be enjoyed in the immediate area, with footpaths through countryside and into The Coombes – an area of mature woodland. Yet it’s also just a stroll to the local train station with travel to wherever you like. It’s just 30 minutes’ walk into the centre of Wokingham, which has a good selection of shops and restaurants, whilst the amenities and leisure activities in Windsor and Reading are easily accessible too.”

“We enjoy the far-reaching views from the back of the farmhouse - we’re not overlooked at all, which makes the outside space perfect for relaxing and entertaining. We’ve hosted many garden parties and BBQs here, as well as our wedding reception with marquees on the lawn. The small orchard provides a good harvest of apples and the vegetable plot has been productive too.

The beautiful lawned area is edged by trees and the large patio sweeps around one side to the back of the house, which gives the opportunity to relax in the shade or enjoy the sunshine. There’s lots of wildlife to look out for, including deer and rabbits, as well as a pair of red kites which nest nearby.”

“Highfield Farm is a unique property that has accommodated our changing family requirements. The three separate dwelling areas permit independence or the opportunity to be together when required.

We love the lounge with the wood burning stove and the farmhouse kitchen. Highfield Farm is a welcoming hub for family and friends - it is a very special place, loved by many. It will be difficult to find something that comes anywhere near what we have had here,” concludes the current owners. We hope the new owners appreciate it as much as our family.*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



The Barn



The Barn – First Floor



The Barn Garden



The Paddock



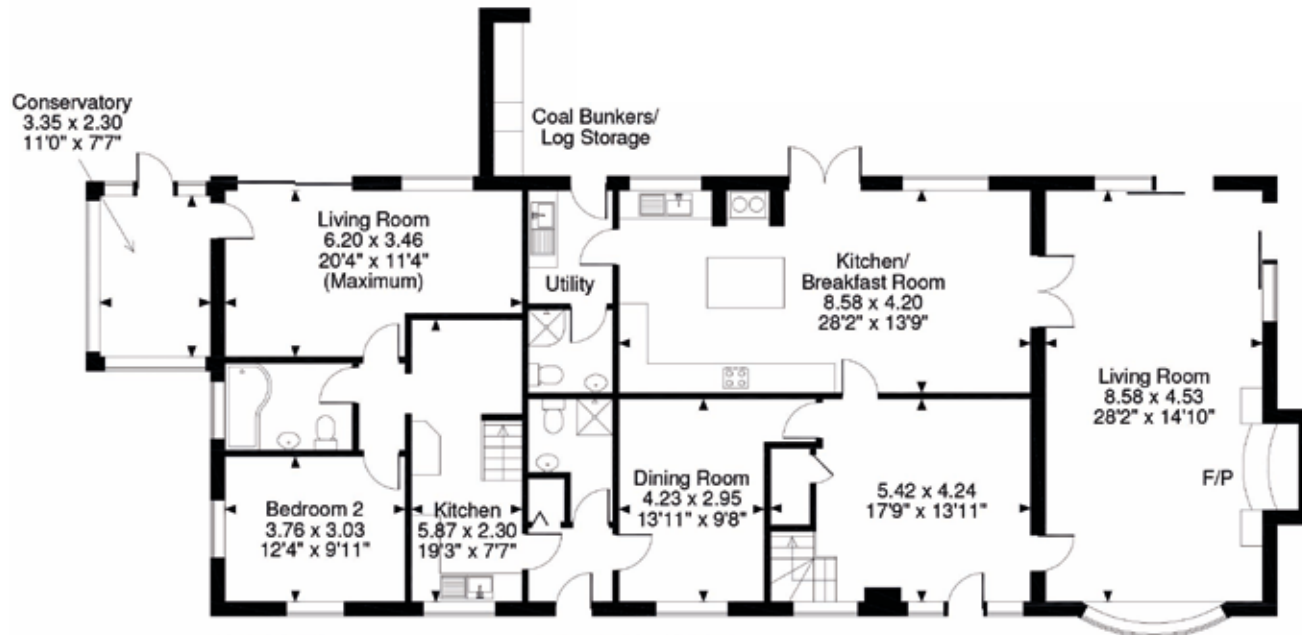
The Looseboxes and Paddock entrance



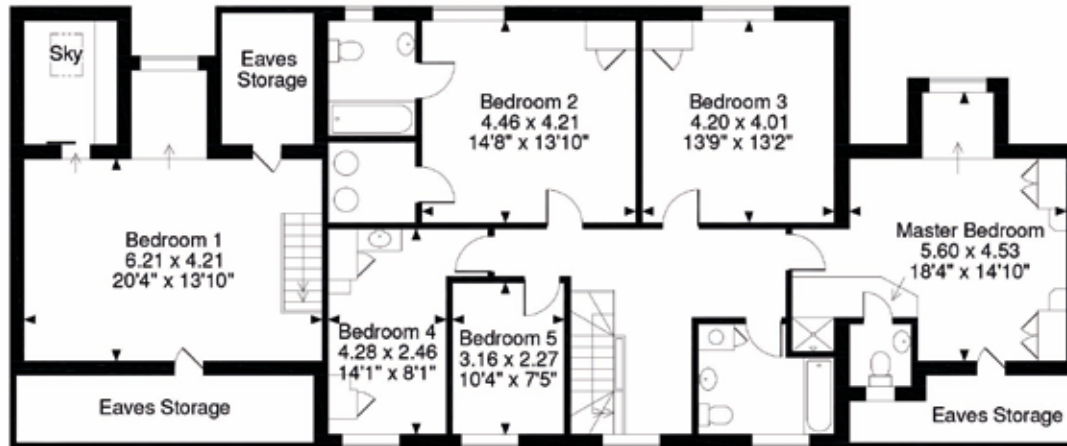
The Looseboxes







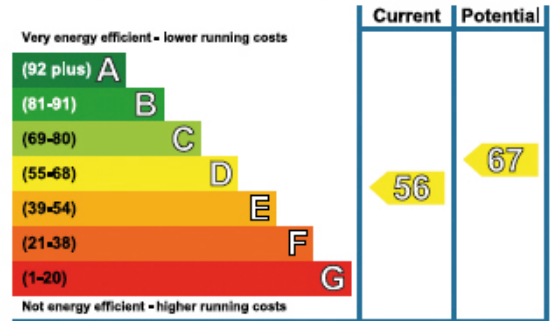
Annexe Ground Floor



Annexe First Floor First Floor

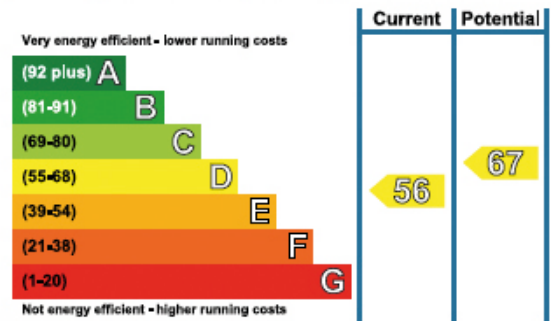
Farm House

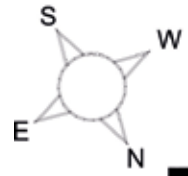
Energy Efficiency Rating



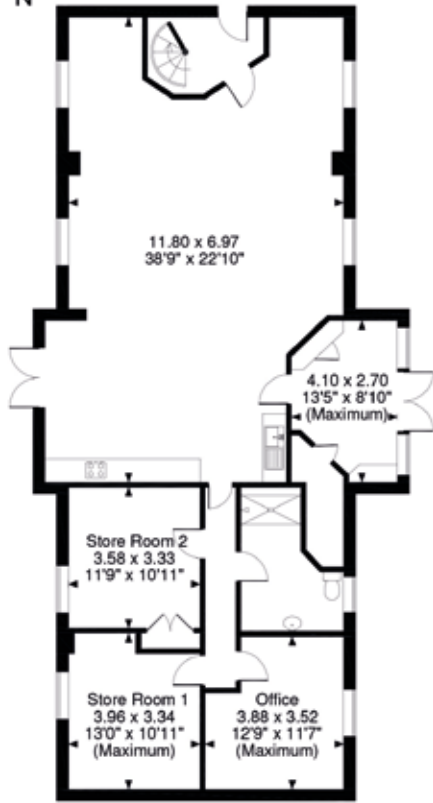
Annexe

Energy Efficiency Rating

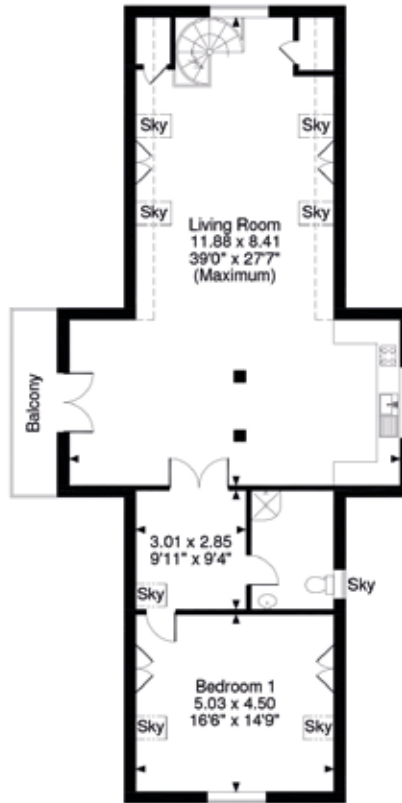




Barn Annexe



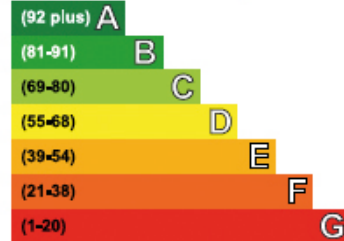
Barn Ground Floor



Barn First Floor

Energy Efficiency Rating

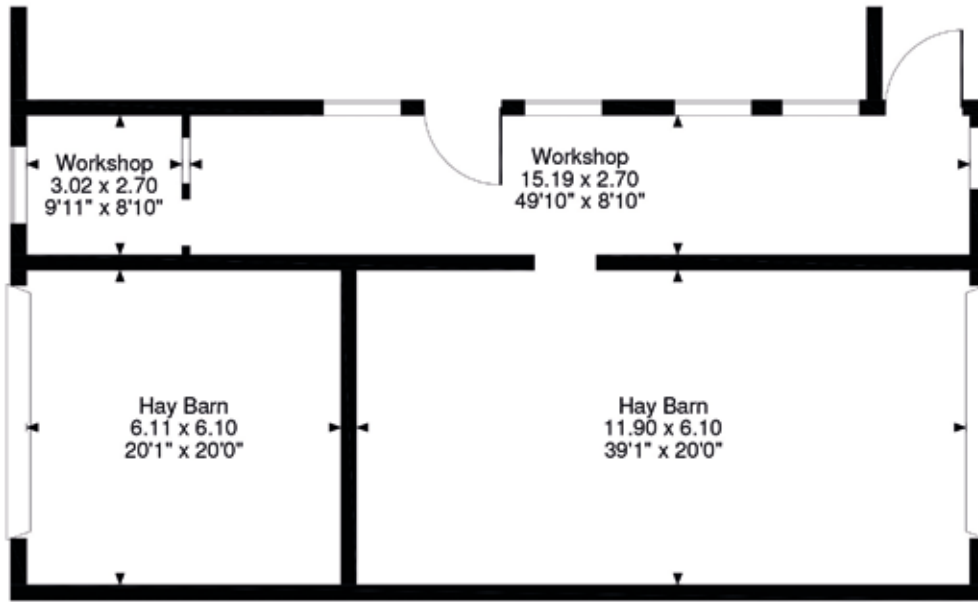
Very energy efficient - lower running costs



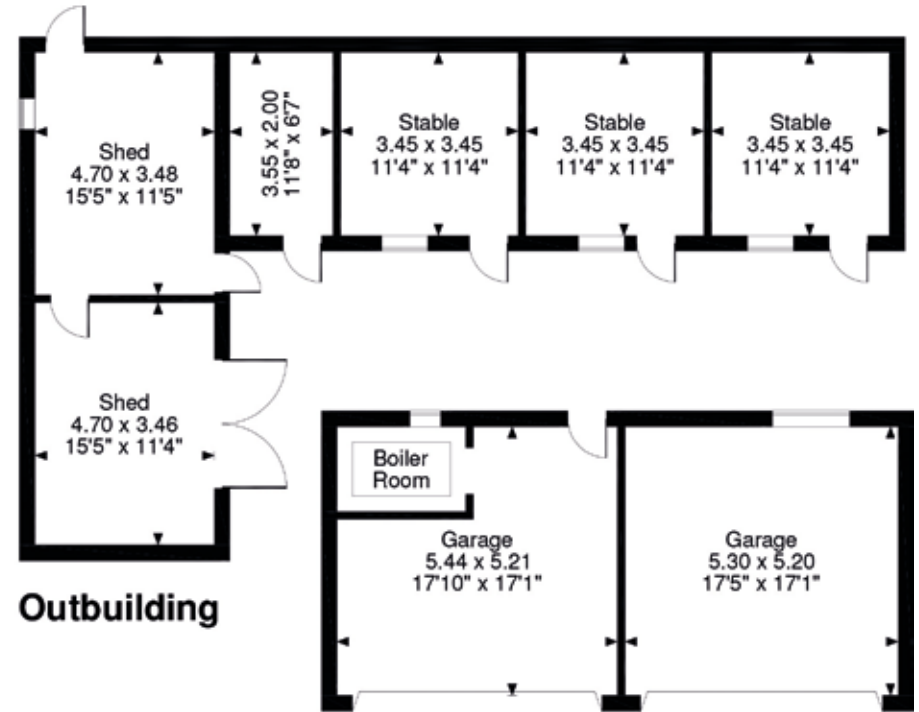
Not energy efficient - higher running costs

	Current	Potential
	56	67

Outbuilding



Hay Barn



Outbuilding

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed

