



OLD GROVE HOUSE

ST BARNABAS ROAD | EMMER GREEN | BERKSHIRE

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BEAUTIFUL GRADE II* LISTED HOUSE WITHIN
A PRETTY WALLED GARDEN

Reception hall • dining room • sitting room
family room • conservatory • kitchen/breakfast
room • wine store • principal bedroom with en
suite bathroom • guest bedroom with en suite
bathroom • 3 further bedrooms (1 en suite) •
family bathroom • separate WC

2 garages • boiler room • WC • driveway
and parking for several cars • mature walled
gardens

In all about 0.4 acre

Reading Station 2 miles, Henley-on-Thames
6 miles, M4 J10 via A329 6 miles

Directions

From Henley-on-Thames take the A4155 Reading Road towards Reading and Caversham. On entering Caversham take the right turn at the traffic lights into Peppard Road. Continue up the hill and pass the Esso petrol station on the right. Take the next left at the roundabout onto Evesham Road and continue on to St Barnabas Road. At the mini roundabout continue straight over and pass Old Grove House on the right. The gated entrance is at the end of the wall on the right. Post code: RG4 8RA.



Situation

Old Grove House is situated on St Barnabas Road which is a quiet residential road in Emmer Green, Berkshire. There are footpaths nearby which lead to the beautiful South Oxfordshire countryside and it is extremely convenient for Reading station where there are excellent rail connections (London Paddington from 22 minutes) with Crossrail in 2019. Via the A329(M) spur link there is fast access to the M4 at J10. Caversham, Reading and the surrounding area have an extensive range of shopping and highly regarded schooling facilities including Shiplake College, Reading Bluecoat, Queen Anne's Caversham, the Abbey in Reading and The Oratory at Goring Heath.

Description

Old Grove House is a beautiful Grade II* listed house with delightful brick and flint elevations under a clay tiled roof. On the market for the first time in over 30 years, it is believed to date back to 17th century and retains many period features including exposed timberwork and original fireplaces.

It is in need of some updating but provides wonderful family accommodation with great character and set within a pretty walled garden. Throughout the property there is a wealth of exposed wall and ceiling timbers and original brick fireplaces.

The ground floor has well-proportioned reception rooms all with exposed timbers and beautiful old fireplaces. Doors open from the sitting room and family room to the garden terraces providing the perfect place to sit and enjoy the privacy of the south facing walled garden. The kitchen/breakfast room is a spacious room with pantry, store cupboard and door to the side garden. To the first floor there are five double bedrooms, three with en suite bathrooms and a family bathroom and separate WC. There is an extensive attic space with lots of potential to convert to further accommodation (subject to the usual planning and listed building consents).

Outside

Electric wrought iron gates open from the road to a shared driveway leading to two garages with up and over doors. Gates open to a large private parking area to the side of the property. The gardens are laid mainly to lawn with mature borders planted with a variety of perennial plants. Large conifers planted along the brick and flint boundary wall provide privacy and a good backdrop to the pretty front elevation where a wisteria climbs against the beautiful brick and flint. The property sits centrally within the plot and has terraces to enjoy al fresco dining in this pretty garden.



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Main House gross internal area = 5,502 sq ft / 511 sq m

Garage gross internal area = 653 sq ft / 61 sq m

Total gross internal area = 6,155 sq ft / 572 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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General Remarks and Stipulations

Tenure: Freehold with vacant possession on completion.

Services: All mains services are connected. In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

Local Authority: Reading Borough Council.

Post Code: RG4 8RA

Viewing: Strictly by appointment with Savills.

EPC Exempt

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