



HAMILTON LODGE, CHURCH LANE, ARBORFIELD, READING, BERKSHIRE,
RG2 9JB

£1,500,000 FREEHOLD

AN IMPRESSIVE 5 BEDROOM DETACHED FAMILY HOME IN A SUPERB
SEMI-RURAL SETTING WITH GROUNDS OF APPROXIMATELY HALF AN
ACRE

Winkworth

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DESCRIPTION:

Hamilton Lodge is an impressive detached family home with a self-contained annex, workshop and barn set in just half an acre of manicured grounds. Set behind a set of electric gates the property is ideally located close to transport links, within easy reach of some excellent schools, leisure facilities, some wonderful country walks and local amenities. Finished to an impeccable standard throughout the main house is entered via a solid oak door into a welcoming entrance hall with oak floors, a roof light and made to measure storage cabinets. There is a generous living room, bespoke fitted kitchen with an island, breakfast seating overlooking the lawn at one end and family/dining area at the other with access into a courtyard to the rear of the house. Four generous double bedrooms, a family bathroom, utility room and WC complete the ground floor. The delightful master bedroom suite can be found on the first floor. The spacious bedroom is lined at one end with a fabulous floor to ceiling window overlooking the lawn and two further Velux windows creating a bright yet tranquil room. There is a walk in wardrobe and en-suite bathroom. Within the grounds there is a detached studio annex complete with bathroom ideal for guest accommodation, an extended family, teenage children, a home gym, bar/entertaining area or offering potential to let out and generate an income. There is a carport with sheltered parking for up to four cars. At the bottom of the garden there is a two storey oak framed barn conversion which is currently utilized as a workshop, garaging and office with a kitchenette and bathroom. The barn has a pending planning permission to be converted into a to create a three bedroom house with its own driveway from the side of the grounds. This superb home will suit a growing family looking for a rural location yet offering excellent connectivity to both local amenities, London and beyond and viewings are highly recommended.

AT A GLANCE

- Gated Five Bedroom Detached Family Home
- Delightful Convenient Semi-Rural Setting
- Generous Grounds of Approximately Half an Acre
- Self-Contained Annex
- Large Two Storey Barn with Pending Planning
- Garaging and Home Office/Games Room
- Carport for Four Cars
- Ultra fast broad band 1000Mbps
- Council tax band F Wokingham
- Satellite/Fibre TV available BT & Sky



Church Lane, Arborfield, Reading, RG2



Approximate Area = 2027 sq ft / 188.2 sq m (excludes carport)

Limited Use Area(s) = 596 sq ft / 55.4 sq m

Garage = 563 sq ft / 52.3 sq m

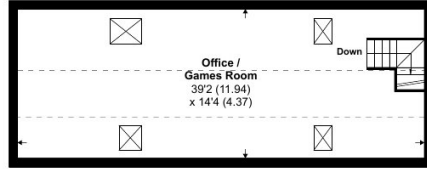
Outbuilding(s) = 480 sq ft / 44.6 sq m

Annexe = 134 sq ft / 12.5 sq m

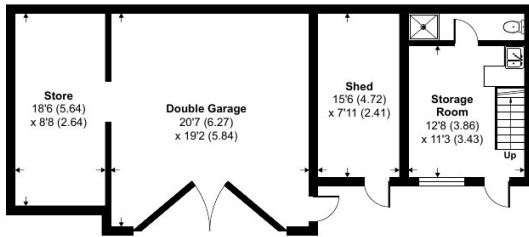
Total = 3800 sq ft / 353 sq m

For identification only - Not to scale

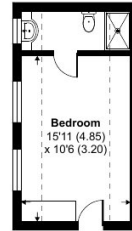
Denotes restricted head height



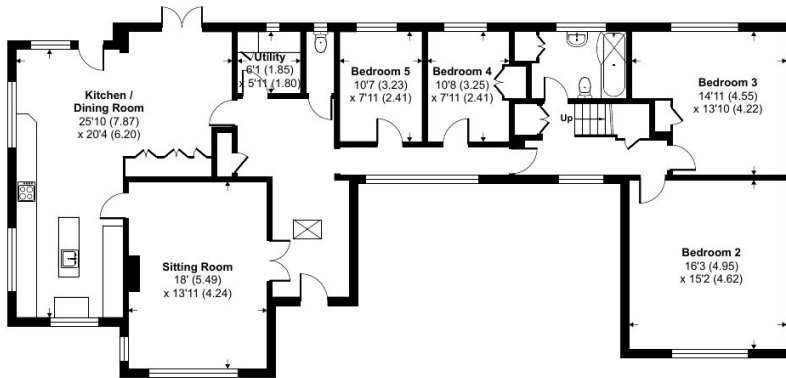
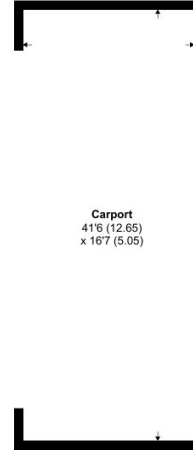
BARN FIRST FLOOR



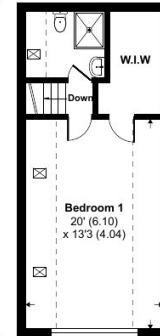
BARN GROUND FLOOR



ANNEXE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchcom 2024. Produced for Winkworth. REF: 1207788

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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