



Littlestead Green Farm  
Row Lane | Dunsden | Reading | Oxfordshire | RG4 9PX

# LITTLESTEAD GREEN FARM



*Littlestead Green Farm is a charming period farmhouse and equestrian property located in the village of Dunsden and offers flexible living accommodation including a total of eight bedrooms, an annexe, studio, barn, stables and garaging, all set in around 3.5 acres. Littlestead Green Farm is approached via electric gates onto a large driveway with parking for multiple vehicles. The oak-framed barn is on your left as well as the equestrian facilities and stable yard, with a double and two single loose boxes as well as two out of the three paddocks, with the last paddock being located to the front of the plot. There are superb wrap around gardens to the main house and a gated area which houses the 10 meter outdoor heated pool.*







# KEY FEATURES

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Located just 3 miles from Reading Main line station this Victorian six bedroom farm house and equestrian property is superbly located within catchment of many outstanding schools and benefits from flexible accommodation for you and your horse. It offers three stables, paddocks, swimming pool and enough living accommodation for your au-pair and granny. With the 3.5 acres you really do get a sense of being in the countryside but with all the benefits of it being within a short drive to both Henley and Reading where there are an array of shops, pubs and restaurants, giving you the best of both worlds.

## Ground Floor

The front door leads you immediately into the entrance reception with its large open fireplace and stone floor with doors off to the cloakroom, kitchen/breakfast room, dining room and sitting room. There is plenty of space for all your coats, wellies and even a piano too. The kitchen is of a typical farmhouse design but with modern appliances and a separate utility room just off the kitchen. Used as the everyday entrance is the conservatory that leads out onto the driveway and is a useful store room in itself. The dining room is through double doors and is easily big enough to accommodate 20 people comfortably. Back through to the entrance reception and you're into the sitting room, with its large bay window, open fireplace and wide oak flooring. The sun room is next, which wraps nicely to the corner of the property and affords views over the pool area with French door access. There are a set of double doors leading into the family room which can easily be a living room if this part of the house is used as a separate granny annex. There is a second kitchen, shower room and bedroom and a second staircase to the first floor.







# SELLER INSIGHT

“We were looking for a property that would be daily commutable to London while at the same time being in the countryside, close to good schools, a space for entertaining and often hosting friends and family, a place for our family to enjoy and connect with nature – and a chance to have a range of animals. Littlestead Green Farm met all of these requirements and more. Set in around 3.5 acres, the extent of the space externally and internally was part of the appeal and was very helpful when family and friends came to visit for long periods of time. We were also taken by the well-equipped equestrian facilities and paddocks, as well as the large garden,” say the owners.

“The location was a big attraction too. Situated in an Area of Outstanding Natural Beauty in the southern part of the Chilterns, we enjoy all the benefits of the countryside, yet remain a 10-minute drive away from Reading station from where we can be in London in half an hour. We’ve not yet scratched the surface of the countless beautiful walks and cycle routes locally and we have a great choice of fabulous restaurants and welcoming country pubs in the surrounding area. Loddon Brewery is a great place to sit and sample the beers and it’s just a 15-minute drive to Henley which has a wonderful choice of shops and facilities, as well as the famous Regatta.”

“The property is great for entertaining large groups of people and day-to-day family life. The dining room can accommodate up to 20 guests and we have fond memories of Christmas 2018 when we hosted Christmas Carols in the barn with mulled wine and around 100 guests. The lounge is a relaxing space to be together with friends in front of a fire, whilst the children can have their own space with their friends in the family room.”

“We enjoy spending time in the large garden. We have space for a climbing frame and trampoline under the willow tree at the front and the heated pool is a very popular feature for children and adults alike. We tend to open it up from Easter right through to November and it gets a lot of use. The garden bursts into life in spring and summer with flowers providing colour and interest. We often hear owls at night and enjoy watching the pair of red kites nesting in the trees and muntjac deer passing by. We’ve hosted many BBQs here with large groups of family and friends playing sport, swimming, relaxing and just enjoying the garden. It’s perfect for relaxing, entertaining, and sporting activities, such as cricket, football and touch rugby.”\*

\*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.

















### First Floor

From the entrance reception the oak stairs lead to the first floor where you will find a Jack and Jill bathroom to the main bedroom and landing, with double walk in shower, bath, his and hers sinks and ceramic tiled flooring. Additionally there are a further five bedrooms and family bathroom to the first floor.















# KEY FEATURES

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## Outside

An electric gated entrance leads to a driveway with plenty of parking for multiple vehicles. There is an oak framed barn which measures 15.93 m x 4.65 m and could be converted into further living accommodation or stabling (subject to planning). Across the yard and you will find a double and two single loose boxes, a double garage and a workshop. Just behind the workshop is The Croft, a self contained studio with bedroom, shower room, lounge and a mezzanine floor offering further sleeping space. The Croft could be further improved by adding a small kitchen area within the living room space. Behind the stabling and yard are two paddocks with a further smaller paddock to the front of the property near the gates. The rest of the grounds wrap around the entire farm house with formal lawn to the front, mature fruit trees, flowers, trees and shrubs. To the side of the house and accessible directly from the sun room is the heated 10 meter outdoor swimming pool.

## Location

Located to the North of Reading and within a short drive to both Reading mainline station and Henley on Thames, there are many excellent schools such as Queen Annes, The Oratory, Shiplake Collage and Shiplake Church of England Primary school to name just a few. The M4 and M40 are both within a short drive and it really does mean it's easy to get to London, Heathrow, Birmingham or pretty much anywhere your needing to go.















# INFORMATION



## Services

Mains water and electricity

## Tenure

Freehold

## Local Authority

South Oxfordshire

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01491 352552 / 07810 567 862

## Website

For more information visit [www.fineandcountry.com](http://www.fineandcountry.com)

## Opening Hours:

Monday to Friday	9.00am to 6.00pm
Saturday	9.00am to 3.00pm
Sunday & late evenings	By prior arrangement





**Littlestead Green Farm Row Lane, Dunsden, Reading**

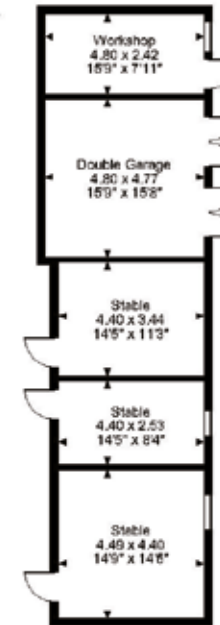
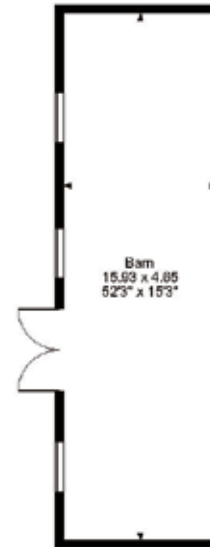
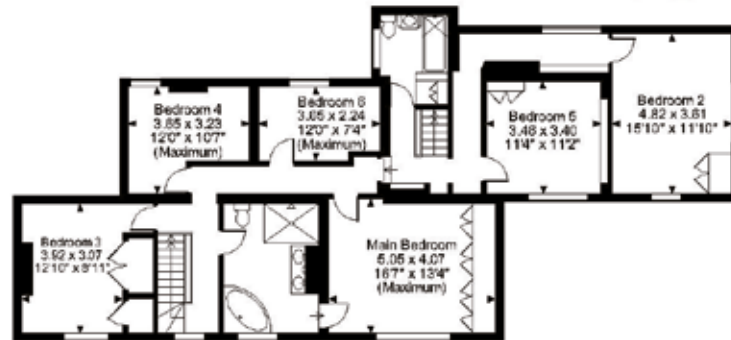
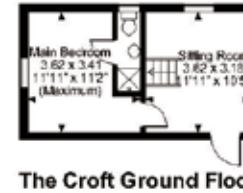
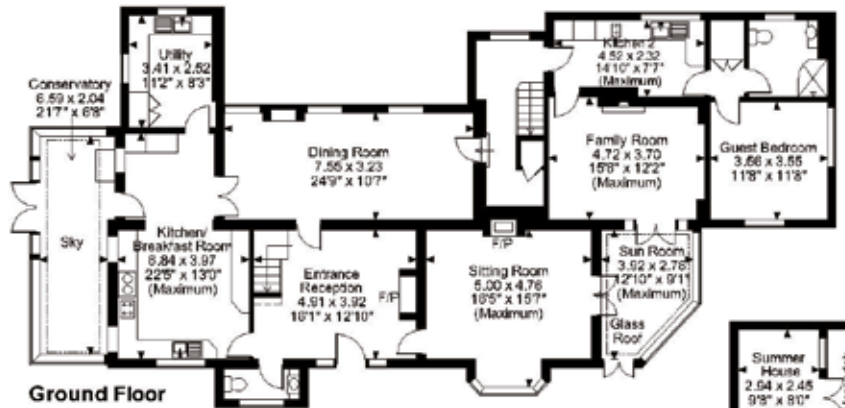
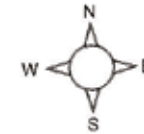
Approximate Gross Internal Area

Main House = 3566 Sq Ft/331 Sq M

Garage & Workshop = 379 Sq Ft/35 Sq M

Outbuilding = 1385 Sq Ft/129 Sq M

The Croft House = 328 Sq Ft/30 Sq M



**First Floor**

**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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*We value the little things that make a home*



ALUN GRAHAM

PARTNER AGENT

Fine & Country Twyford  
07810 567 862

email: [alun.graham@fineandcountry.com](mailto:alun.graham@fineandcountry.com)

Alun has been in the real estate industry for over 25 years and brings a bespoke and tailored marketing strategy for each of his clients, having a deep understanding that each property has its own story. Supported by the dynamic marketing tools Fine & Country has to offer, Alun is well positioned to aid clients in achieving the best results for their home as well as advising clients on their next purchase, whether that be locally, nationally or Internationally. Alun passionately believes maximising the value of the client's property is paramount, balanced with an exceptionally high level of customer service offered throughout the whole process. You will have your very own property consultant with Alun, not just an estate agent. Alun lives in Emmer Green with his wife and two daughters and in his spare time he enjoys Cycling and generally spending as much time out in the countryside as possible with his family and Jack Russell 'Maisy'.

THE FINE & COUNTRY  
FOUNDATION

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Fine & Country Twyford  
40 Caversham Road, Twyford RG1 7EB  
01183 248 030 | [twyford@fineandcountry.com](mailto:twyford@fineandcountry.com)

