



Webbs Lane, Beenham, RG7 5LW

Offers Over £1,000,000

A once in a lifetime chance to own such a special mix of history, location, land and character.

A Grade 2* listed medieval cottage, timber dated to 1498, with associated c. 1540 cruck barn annex, stables and further outbuildings. set in c.2.5 acres off a hidden lane surrounded by fields. We believe it's the oldest house in the area, available for the first time in nearly 70 years, hence the very rarest of rare opportunities. No chain.

Beenham is a thriving village with its own church, a well renowned pub, The Six Bells, and a primary school which feeds to Theale. The West Berkshire countryside surrounding the house contains some of the most beautiful walks and excellent riding. Further afield the village of Bucklebury, with its well-known residents, is just three miles distant and contains several excellent pubs amongst other amenities. Theale, 5 miles away, provides a commuter train to London. Paddington plus the more comprehensive amenities of Reading and Newbury, with many useful connections including the A34, A33 and M4 arterial road links, are also close by. A wide range of schooling for all age groups is available locally, both private and state, including Elstree School, Downe House, Bradfield College, Pangbourne College and St Andrews School.

Historically speaking, White Cottage started life as a typical medieval Hall House. Unique, exquisitely English, a rare snapshot of medieval history, these are just some of the superlatives that could describe it today. It is all these things, and more besides. But it also has the distinction of being the central focus of one family for nearly 70 years, a flexible and practical home. Generations have lived here. Others have come to ride out with Granny, play in the magical gardens or build camps, sit on the fence and gaze at the view, listen to old 78s, enjoy the fabulous Black Tie Christmas parties. In more recent years it also featured as Vanessa Redgrave's home in a 2006 film production of Rosamund Pilcher's "The Shellseekers", such was the special emotion of the house the location scouts found. There is a wealth of warmth, love, mirth, vibrancy - and not a little eccentricity - soaking through every brick and timber. Above all things it is a happy home that the next owners will be privileged to enjoy.

A walk round quickly highlights just how unique a property this is. In every room the history and evolution of the house is evident. Cruck-form curved roof timbers upstairs are a rare example of medieval building which is simple, elegant but also practical, with hand-cut dowels linking timbers. The passage floor is brick which would originally have been laid on bare earth. All windows are leaded lattice-work with sturdy hardwood casings. In the roof void there is evidence of charring from the early years when the house would have had an open central fire. The barn shares many of the same attributes, and provides significant extra accommodation in its own right, certainly the most historically interesting annex we have seen! During recent times the family had the timbers dated, core samples of three timbers indicate the house was built in or shortly after 1498 and four further samples date the barn to approx 1540. This proves they are unusually original examples of medieval thatched buildings. However, "historic" often means "impractical". With three bathrooms in the house, a dining room plus a kitchen large enough for a breakfast table, parking and garaging, and an annex that truly is self-contained, practical sits comfortably alongside historic.

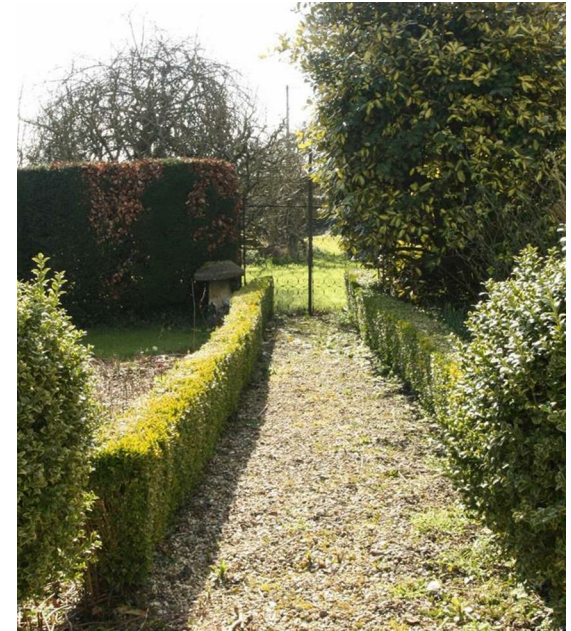
The entrance is through an ancient timber ledge and brace door, under a thatched "eyebrow" porch. A hallway beyond instantly impresses with patinated timber framing all around, and to the left is the cloak room. Two receptions are both light with wide windows, double aspect in the living room including a bay, and both feature timbered ceilings, and well proportioned. In the dining room, the Tudor overhang timbers to the ceiling are particularly worthy of note as they are an interesting throwback to its early evolution. The living room fireplace is large with a brick hearth and a timber lintel framing a wide space in which an open fronted wood burner is both attractive and practical. Next door to the dining room the kitchen is a good size and the right dimensions to provide ample space for a breakfast table. It is also generously stocked with a number of units and a lengthy work top, in addition to which is a large larder. Completing downstairs is a sizeable boot room which contains the boiler, and adjacent to it is the downstairs bathroom.

Off the main hall the stairs pass a charming window with a view across the front of the house. As this turns and rises the timber frames and lime washed walls draw you up to a bright landing with a high ceiling, above which a hatch leads to the loft. On the left an aquamarine bathroom, while dated, is a good size and in good condition. Opposite it there is also a separate wc. Ahead, the main bedroom is truly delightful. Cruck roof timbers curve inwards to a tall and vaulted ceiling which embellishes its feeling of space. This is an airy and impressive room, double aspect with a stunning view out across the gardens and paddocks. Next door the second bedroom is similarly attractive, featuring a brick fireplace as well as an en-suite bathroom. Two further bedrooms at the end of the corridor are both smaller, ideal for children or guests, one of which contains a basin.

The self-contained barn is equally extraordinary. Dated to circa 1540 it is one of the most original buildings of its type in the County. Thatched with brick to one end wall and timbered front, this was converted post-war to provide ancillary accommodation for children, a "half-way house" allowing some degree of independence while minimising noise for the parents!! Today the downstairs consists of a garage with power, enclosed by double doors, and a large kitchen that is well fitted and includes ample space for a table. Stairs rise to a living room with a window looking across the gardens and fields, and adjacent on either side are a sizeable double bedroom and a bathroom respectively. Subject to consents, this internal garage space could offer extra accommodation.

Further outbuildings include two stables with associated tack rooms, an open fronted double garage, a shed and a greenhouse.

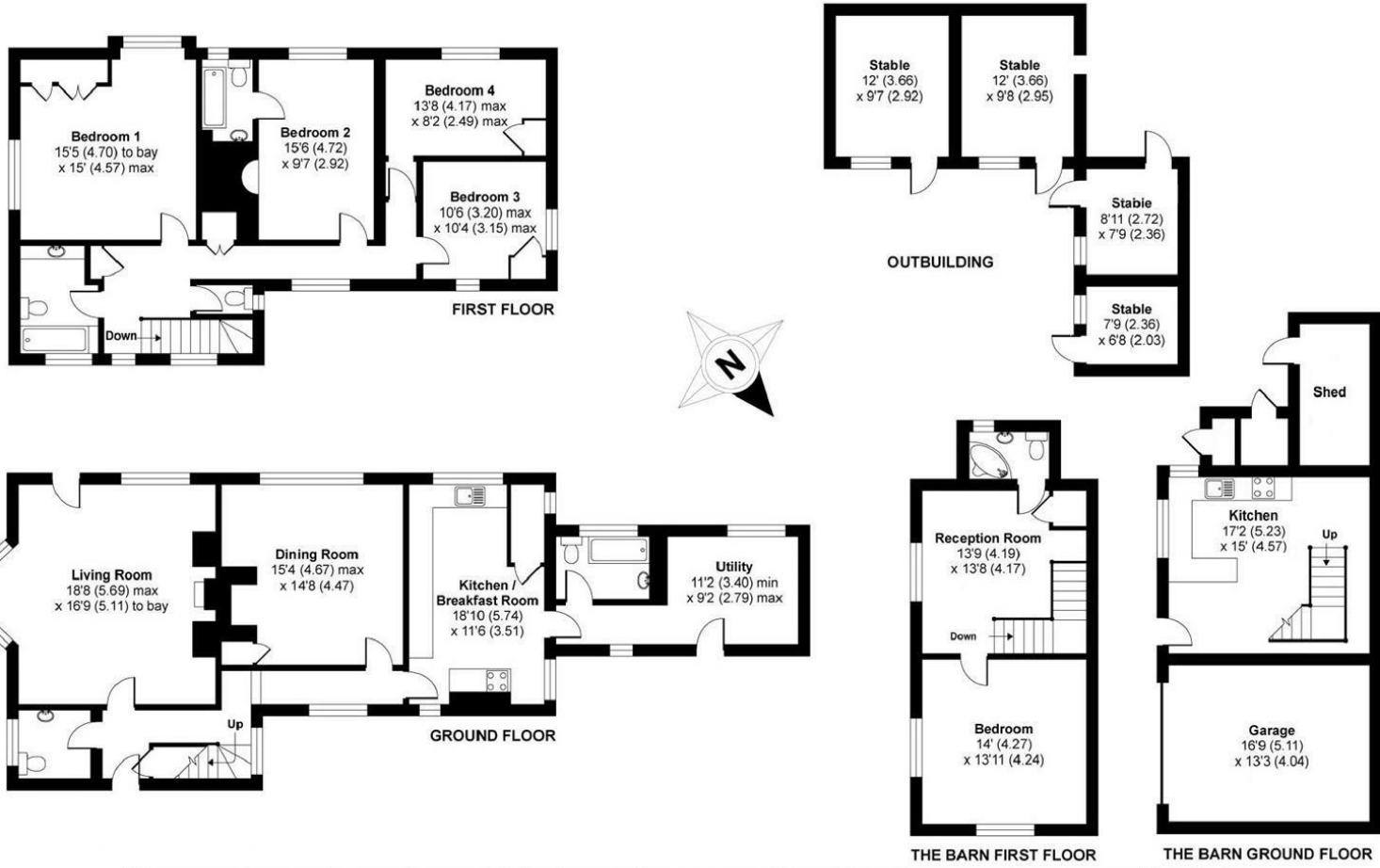
- Four main bedrooms
- Kitchen/ breakfast room
- Stables & other outbuildings
- Two reception rooms
- Boot room & cloak room
- Total land c.2.5 acres
- Bathroom & en-suite
- Cruck barn one bed annex





White Cottage, Webbs Lane, Beenham, Reading, RG7

APPROX. GROSS INTERNAL FLOOR AREA 3075 SQ FT 285.6 SQ METRES (EXCLUDES OUTBUILDINGS, INCLUDES THE BARN)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
 Copyright nichecom.co.uk 2016 Produced for Cridlands REF : 94574

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

Important Notice
 These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk
01869 343600
<https://www.cridlands.co.uk>