

# West Greylake Part Lane, Riseley.





# West Greylake, Part Lane, Riseley, RG7 1RU

## The Property

A fine country property with equestrian facilities set in rural grounds of circa 6 acres including formal gardens, paddocks, lake, stables and sand school.

The main residence has accommodation principally on the ground floor with the main bedroom suite and a galleried living area on the first floor.

## Ground Floor

On entering the property you are drawn through the hallway towards double doors that open into a wonderful main living/dining room. This L-shaped room has a part vaulted ceiling leading to bi-fold doors with a glazed apex above giving lovely views of the garden and affording the room a generous amount of natural light. There is a focal fireplace and defined dining space.

The kitchen/breakfast room lies to the left of the entrance hall and is an impressive space leading through to a conservatory giving further lounge/dining options. The kitchen is comprehensively fitted with Shaker style units with an island and a corner, walk-in larder style fridge. Lying off the kitchen is a utility room and boot room giving garden access.

Bedrooms 2,3 and 4 are all on the ground floor with two having built in wardrobes. These bedrooms are served by both a family bathroom and a shower room.

## First Floor

A turning, open tread staircase leads up to a fabulous space which is galleried over the kitchen and is a lovely further sitting room.

From here, the main bedroom suite is accessed, with a superb amount of wardrobe space and an en suite bathroom.

## Outside

The detached double garage has stairs leading up to a large studio providing options for homeworking or a useful hobbies room. There is also a useful garden cloakroom at the rear of the garage.

A further studio is found adjacent to the garage again offering a variety of options for usage.

The stable block is located behind the property with a good area of hardstanding with access to a fully enclosed sand school and the paddocks beyond. There are three loose boxes, a tack room, store and an open barn.

The formal gardens lie around the main residence with sweeping lawns with hedge boundaries and a variety of shrubs and flowers. There are various patio area for alfresco dining and lounging. A beautiful pergola covers the pathway leading to the stables and paddocks. A large, gravel driveway with turning circle leads to the garaging.

The paddocks are separated by post and rail fencing and have various field shelters. The lake is a gloriously pretty, natural area and has been an idyllic spot where parties and a wedding have been enjoyed.

## Location

The property is situated near the villages of Riseley and Swallowfield, conveniently located within easy reach of the A33 which links with Reading and the M4, Heathrow airport and London and with Basingstoke, the M3 and Gatwick airport.

Swallowfield provides a village shop and post office, a doctor's practice, village hall and 13th century All Saints church.

M4 Junction 11 – 5 miles  
Reading Centre - 9 miles  
Heathrow – 30 miles































































Office/Studio Room over the detached garage



# West Greylake, Part Lane, Riseley, Reading, RG7

Approximate Area = 3013 sq ft / 279.9 sq m (includes garage and excludes void / wc)

Outbuildings = 934 sq ft / 86.8 sq m

Total = 3947 sq ft / 366.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for McCarthy Holden. REF: 797293





**Stable block with three loose boxes, tack room, and hay barn.**





**Sand School/Arena adjacent to the stable block.**























Total plot size approximately 6 acres, including residential plot, paddocks, sand school and lake with woodland surrounding.







Tap/click this page to view our video tour of the property



# Places of interest

There is excellent schooling in the area including Daneshill and Sherfield School within 10 minutes by car.

Riseley has a wonderful village pub called The Bull at Riseley, and the fantastic Wellington Farmshop is close by - as is the wonderful Wellington Country Park and Wellington Riding School.

Nearby centres such as Reading cater for wider retail experiences and the well equipped Heckfield Place Hotel is just over 2 miles away.



The Bull at Riseley Pub



The Oracle, Reading



Nearby Wellington Country Park



Nearby Wellington Farm Shop & Cafe



Heckfield Place Hotel



## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG7 1RU. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 842100

### Services

Mains electricity and water.  
Private drainage.  
LPG Gas fired central heating.

### Local Authority

[Wokingham Borough Council](#)  
[Council Tax Band - F](#)

EPC: E (42)

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