



THE HATCH BRIMPTON READING RG7 4TR

Winkworth



THE HATCH

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Nestled amidst the picturesque countryside, The Hatch offers an idyllic escape. This magnificent five-bedroom detached residence, boasting character and charm, sits proudly on a generous half-acre plot in a sought-after rural village.

Built in the early 1900's and once serving as a hotel, The Hatch has plenty of characterful features.

Welcome guests into a light-filled and inviting entrance hall, setting the tone for the rest of the home. The first reception room has French doors opening onto the large rear garden. The dual aspect sitting room is generous in size and has a feature fireplace. The dining room is 20 ft long and also offers beautiful garden views. There is the bonus of an office and cloakroom too. The kitchen is the heart of the home, with centre island, built in pantry space and large Aga. The kitchen flows beautifully onto the breakfast room. There is also a spacious utility area with access to the garden.

Upstairs there are five double bedrooms with all featuring a period fireplace and four of the bedrooms being dual aspect. Bedroom five has a beautiful balcony overlooking the landscaped rear garden. The main family bathroom has a roll top bath and separate shower. The secondary bathroom has a large walk in shower.

To the front of the property is a sizeable gravel driveway with a single garage and store room. To the rear of the property is a substantial, landscaped, south facing rear garden of approximately half an acre.

There is Ultrafast Broadband available in the area and there are no known mobile coverage issues.

EPC – E Council Tax Band - G

AT A GLANCE

- 3496ft2/324.7m2
- Four Reception Rooms
- Study
- Large Kitchen
- Generous Utility Room
- Cloakroom
- Five Double Bedrooms
- Large Balcony
- Two Family Bathrooms
- Garage
- Large Driveway
- Plot Over 1/2 Acre

UTILITIES

Mains drainage

Electricity

Oil Fired Central Heating

DIRECTIONS

[What3words///sprays.workloads.little](https://www.what3words.com/sprays.workloads.little)

SITUATION

Nestled amidst picturesque countryside, conveniently located between the towns of Reading (12 miles) and Newbury (7.5 miles). Within the village is a hairstylist and a primary school. The neighbouring villages of Aldermaston (2 miles) and Woolhampton (2 miles) offer a range of everyday amenities, including shops, public houses, canals, lakes and a well-connected train station. For a wider array of facilities, the vibrant towns of Newbury and Reading are easily accessible. The area boasts an impressive selection of schools, including Elstree, Cheam, Horris Hill, Bradfield College and Downe House. Communication links are excellent with the A339 and A4 linking with the M3 and M4. Midgham station (2 miles) offers train services direct to London Paddington, from 45 minutes, Canary Warf from 75 minutes. Alternatively, Basingstoke station (10 miles) provides services to London Waterloo, from 42 minutes



Brimpton, Reading, RG7

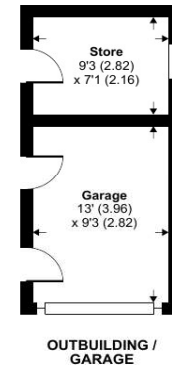
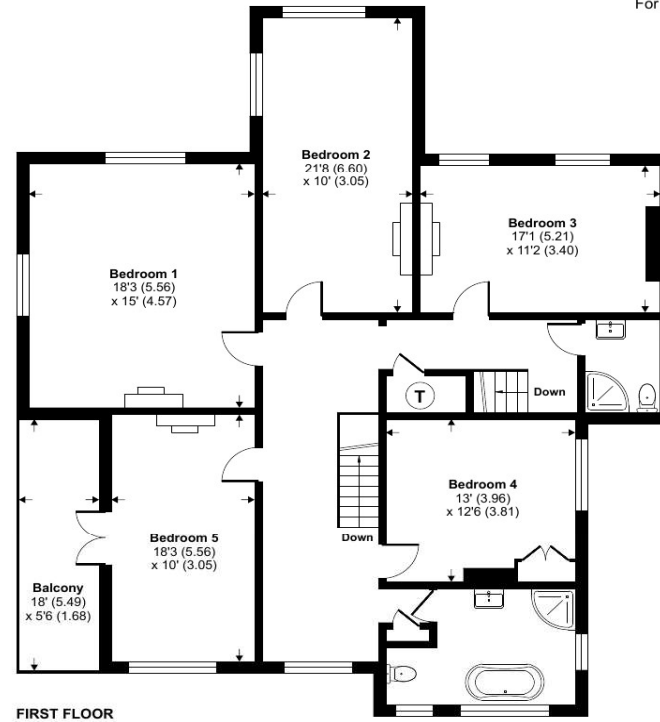
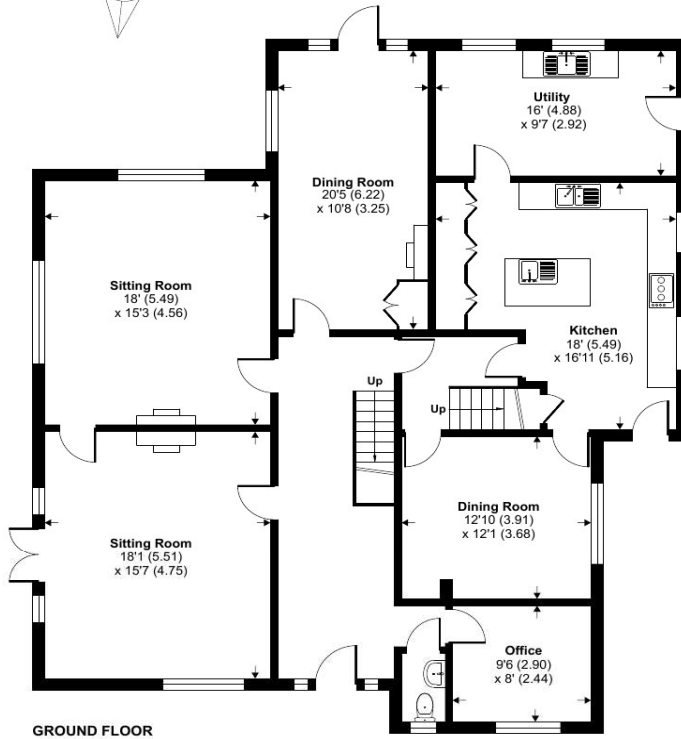
Approximate Area = 3308 sq ft / 307.3 sq m

Outbuildings = 67 sq ft / 6.2 sq m

Garage = 121 sq ft / 11.2 sq m

Total = 3496 sq ft / 324.7 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). © nīchecom 2024. Produced for Winkworth. REF: 1102182

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