

Webbs Lane, Beenham, Reading, Berkshire, RG7

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£1,575,000 *Freehold*

A beautifully crafted country home blending vaulted character, over 4,000 sq ft of space and a versatile annexe for refined rural living.

The Cart House is a highly attractive and beautifully presented home, combining timber-clad character with over 4,000 square feet of immaculate, thoughtfully arranged accommodation. Set within a peaceful rural position in RG7 5LH, between Reading and Thatcham, the property offers a rare balance of architectural charm, space, and practical modern living.

From the moment you step inside, the sense of volume and light is immediately apparent. The majority of the accommodation is arranged across the ground floor, where vaulted ceilings, exposed timber beams and a calm, neutral palette create an atmosphere that is both striking and effortlessly comfortable. The principal reception space is a superb 35ft drawing and dining room — a wonderfully sociable environment framed by a wall of full-height glazing and French doors opening directly onto the garden. A central brick-built fireplace with woodburning stove provides a natural focal point, anchoring the space while still allowing for both relaxed seating and more formal entertaining.

The kitchen and breakfast room is equally well considered, featuring slate tiled flooring, a butler sink and a range cooker — a characterful yet highly functional space designed for everyday living.

The bedroom accommodation is flexible and well balanced. Three double bedrooms are positioned on the ground floor, one with en suite, alongside a well-appointed family bathroom. The principal suite occupies the first floor, creating a generous and private retreat with its own en suite. Also on this level, accessed via a separate staircase, is a versatile home office or fifth bedroom, offering excellent flexibility for modern lifestyles.

Outside, the setting is a key part of the appeal. A generous gravel driveway provides extensive parking and access to garaging and a double carport, while a detached annexe adds a valuable layer of versatility — complete with kitchenette, shower room, bedroom and reception space, ideal for guests, independent living or ancillary use.

The gardens wrap around the property and are predominantly laid to lawn, creating a peaceful and private environment. A south-east facing terrace sits directly off the house, perfectly positioned for outdoor dining, while mature hedging and woodland beyond provide both privacy and a strong connection to the surrounding countryside.

The location is particularly well regarded for schooling — a key driver for many buyers in this part of West Berkshire. Within the immediate area, **Beenham Primary School** (approximately 1 mile) and **Bradfield C.E. Primary School** are both well-regarded and rated “Good”, while further village options such as Woolhampton C.E. Primary School and Englefield C.E. Primary School also provide strong early education choices.

For secondary education, The Willink School in Burghfield and Theale Green School both offer well-performing local options.

The area is particularly strong for independent schooling, with Bradfield College — one of the region’s leading co-educational day and boarding schools — set within beautiful grounds nearby, alongside Elstree School and other highly regarded preparatory options.

Despite its idyllic rural setting, the property remains exceptionally well connected. Theale is approximately four miles away, providing direct mainline services to London Paddington, while Reading and Newbury offer a comprehensive range of amenities, schooling and transport links.

The Cart House is a home that effortlessly blends character, space and versatility — offering a lifestyle-led setting with excellent schooling, strong connectivity and a true sense of countryside living in one of RG7’s most desirable pockets.

KEY FEATURES

- Over 4,000 sq ft of beautifully presented, timber-clad accommodation
- Striking vaulted ceilings and exposed beams creating volume and character
- Exceptional 35ft drawing and dining room with full-height glazing
- Kitchen/breakfast room with classic features including range cooker and butler sink
- Flexible bedroom layout with ground and first floor accommodation
- Peaceful rural setting in one of RG7’s most desirable pockets
- Surrounded by open countryside with far-reaching views
- Strong local schooling including Bradfield College and well-regarded village primaries
- Excellent connectivity via Theale station to London Paddington
- A lifestyle-led home combining space, charm and practicality

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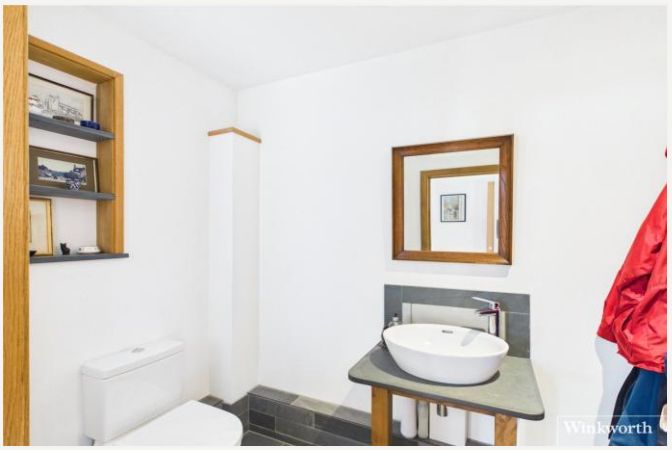








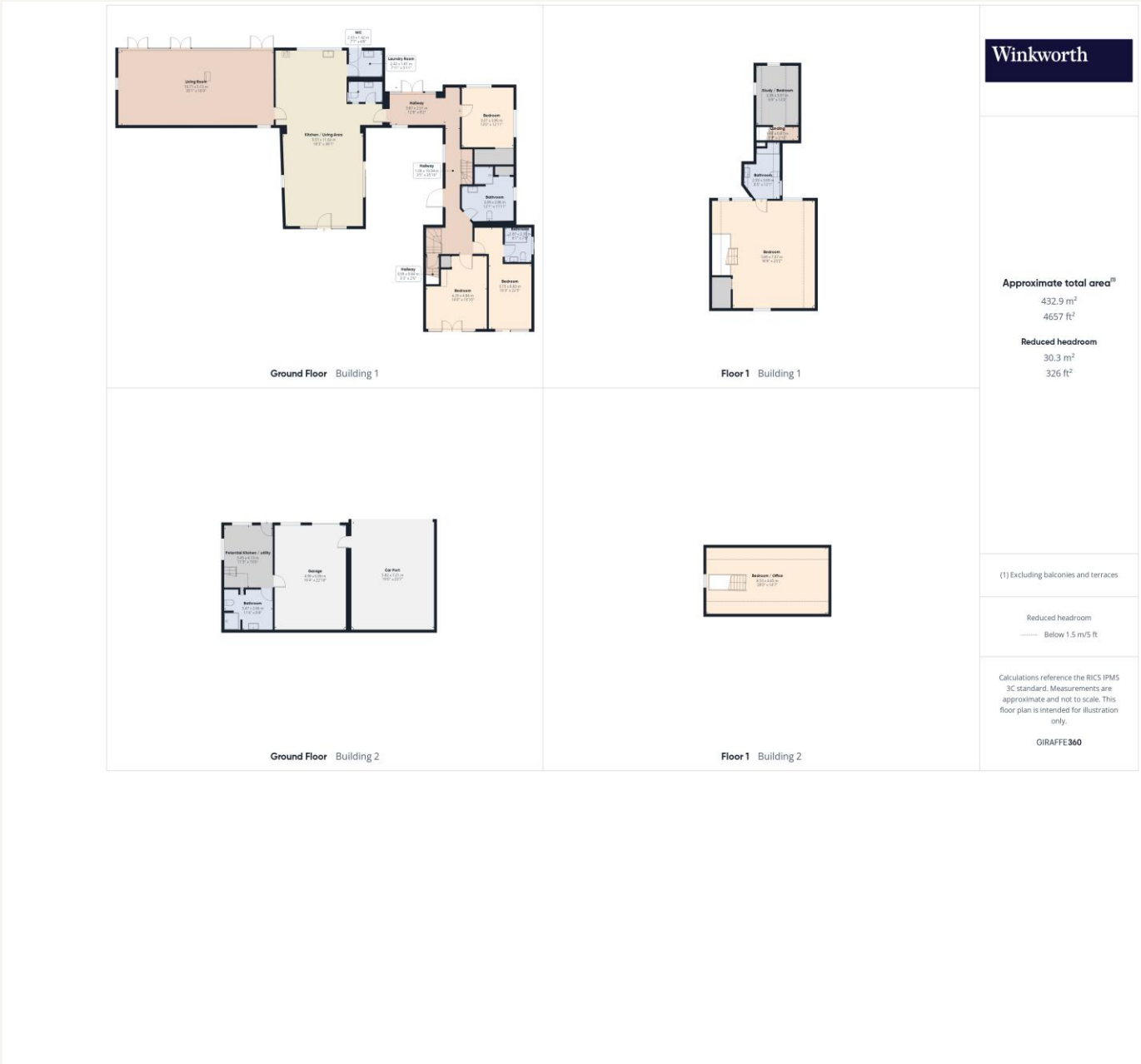


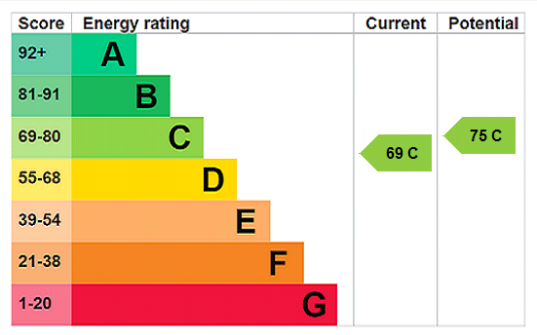




MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: C





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