



**THE GABLES, SULHAMSTEAD, READING, BERKSHIRE, RG7 4BS**

**Winkworth**







The Gables, Sulhamstead, Reading, Berkshire, RG7 4BS Freehold 01184 022300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

## A MAGNIFICENT SEVEN-BEDROOM COUNTRY HOUSE WITH GUEST ANNEXE AND TWO ACRES.

Set in a highly sought-after position near to the Kennet & Avon Canal, this distinguished country house offers the perfect blend of rural tranquillity and modern convenience. Surrounded by two acres of mature gardens, paddocks, and specimen trees, the property enjoys a picturesque setting in a small, exclusive hamlet just 6 miles west of Reading and 10 miles from Newbury. Despite its idyllic countryside location, the M4 at Theale (Junction 12) is only a 5-minute drive, making it ideally suited for commuters.

The interior of the main house is both spacious and versatile, designed for family living and entertaining on a grand scale. A welcoming entrance hall with cloakroom leads into a series of elegant reception rooms, including a formal sitting room and dining room. At the heart of the home, a stunning open-plan kitchen, breakfast, and living area creates a sociable space for day-to-day life, complemented by a second kitchen, pantry, and large hobbies/games room.

Upstairs, there are seven generously proportioned bedrooms and four bathrooms, offering ample accommodation for a growing family or visiting guests. The principal suite provides a peaceful retreat with garden views, while additional bedrooms are ideal for children, guests, or home office use.

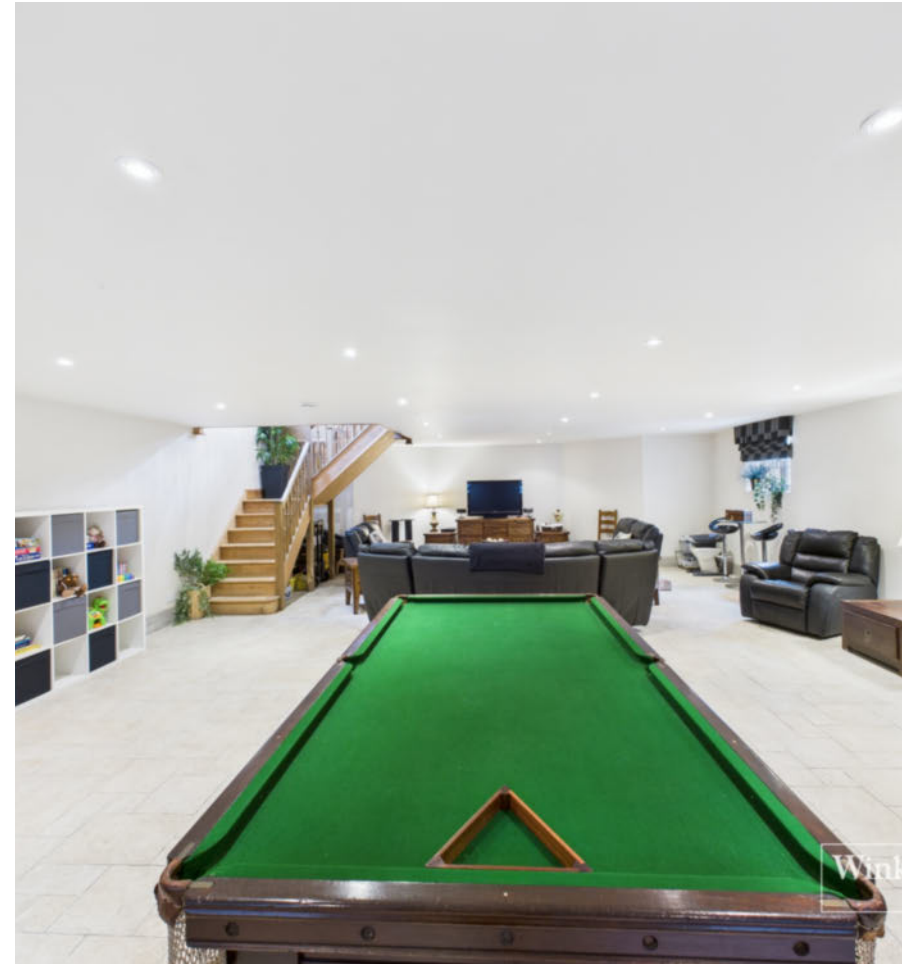
Adding to the property's flexibility, a self-contained guest annexe includes its own lounge/diner, kitchen, bedroom, and bathroom-perfect for extended family, an au pair, or visitors seeking privacy.

Externally, the house is approached via a sweeping driveway that leads to a double garage and workshop. The mature gardens are a standout feature, with wide lawns, established trees, and a variety of seating areas to enjoy

the views over the rolling countryside. The grounds extend to approximately two acres, offering both formal landscaped areas and paddocks, making it ideal for those with equestrian or outdoor interests.

This exceptional home combines the best of rural living with excellent accessibility, offering a rare opportunity to own a landmark country residence in West Berkshire.





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Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	64 D
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## LOCATION

Sulhamstead is a charming village nestled in the civil parish of West Berkshire, England. Located around 7 miles southwest of Reading and just a short drive from Theale, the village offers a harmonious blend of countryside calm and convenient access to nearby towns and commuter routes.

Sulhamstead is predominantly residential, with a rich mix of thatched cottages, characterful period houses, and larger family homes, creating an attractive setting for those seeking both history and modern comfort. Surrounded by rolling countryside and bordered by the Kennet & Avon Canal, the area is ideal for nature enthusiasts and walkers, offering scenic trails, woodland paths, and waterside routes. Local heritage landmarks, such as St Mary's Church and Folly Farm, add to the village's historic charm, while Sulhamstead House now hosts the Thames Valley Police Training Centre and Museum.

Despite its peaceful rural feel, Sulhamstead enjoys excellent connections - with Theale station providing direct rail services to Reading and London Paddington, and the M4 close at hand. With its welcoming community, picturesque setting, and balance of tranquility and connectivity, Sulhamstead stands out as a highly desirable place to call home.





## Winkworth Reading

Blagrove House, 17 Blagrove Street, Reading, Berkshire, RG1 1QB  
01184 022300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

[winkworth.co.uk/reading](https://www.winkworth.co.uk/reading)

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