



**LITTLESTEAD GREEN FARM** ROW LANE, DUNSDEN, READING, OXFORDSHIRE, RG4 9PX

**Winkworth**







Littlestead Green Farm, Row Lane, Dunsden, Reading, Oxfordshire, RG4 9PX Freehold

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## A SUBSTANTIAL VICTORIAN FARMHOUSE WITH EQUESTRIAN AND SMALLHOLDING IN 3.5 ACRES

Littlestead Green Farm is a highly attractive Victorian farmhouse with equestrian and smallholding facilities, discreetly positioned within the sought-after village of Dunsden. Offering beautifully proportioned and remarkably flexible accommodation, the property extends to approximately 3.5 acres and comprises eight bedrooms in total, including a self-contained annexe and studio, together with an oak-framed barn, stabling and extensive garaging.

The property is approached via electric gates, opening onto a sweeping driveway providing generous parking. To the left sits the striking oak-framed barn alongside the equestrian and smallholding facilities, which include a stable yard with a double loose box, two single loose boxes and three well-fenced paddocks, one of which lies to the front of the plot. The main house is surrounded by mature wraparound gardens, while a discreetly gated leisure area incorporates a 10-metre heated outdoor swimming pool, powered by a brand new state-of-the-art heat source pump.

Ideally located just three miles from Reading mainline station, Littlestead Green Farm enjoys excellent access to London while being perfectly placed within the catchment of several outstanding schools. Despite its convenient setting, the property offers a genuine sense of rural seclusion, with open countryside on the doorstep and the thriving market towns of Henley-on-Thames and Reading both within a short drive, offering an excellent range of boutiques, restaurants and public houses.

The front door opens into an impressive entrance hall with a substantial open fireplace and traditional stone flooring,

creating a warm and welcoming focal point. There is a lovely seating area by the fire, ideal for relaxing, with doors leading to the cloakroom, kitchen/breakfast room, dining room and principal sitting room.

The kitchen is classically styled in farmhouse fashion yet fitted with modern appliances, complemented by a separate utility room. The conservatory provides a practical everyday entrance from the driveway and offers excellent storage space for coats and Wellington boots.

The formal dining room is accessed via double doors and is ideally suited to large-scale entertaining, comfortably seating up to twenty guests. The sitting room features a wide bay window, open fireplace and attractive oak flooring. Beyond lies a delightful sun room, wrapping around the corner of the house and enjoying views over the pool, with French doors opening directly onto the terrace.

Double doors lead into a versatile family room, which could equally serve as a secondary living space, home office or playroom, should this wing be utilised as a self-contained annexe. This area is further supported by a second kitchen, shower room and bedroom, along with its own staircase leading to the first floor.

From the entrance hall, an oak staircase rises to the first floor. The principal bedroom benefits from a superb Jack and Jill bathroom shared with the landing, featuring a double walk-in shower, freestanding bath, twin basins and ceramic tiled flooring.

In addition, there are five further well-proportioned bedrooms and a family bathroom, providing excellent accommodation for both family living and guests.





Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

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Approximate total area<sup>m</sup>

317.6 m<sup>2</sup>

3417 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

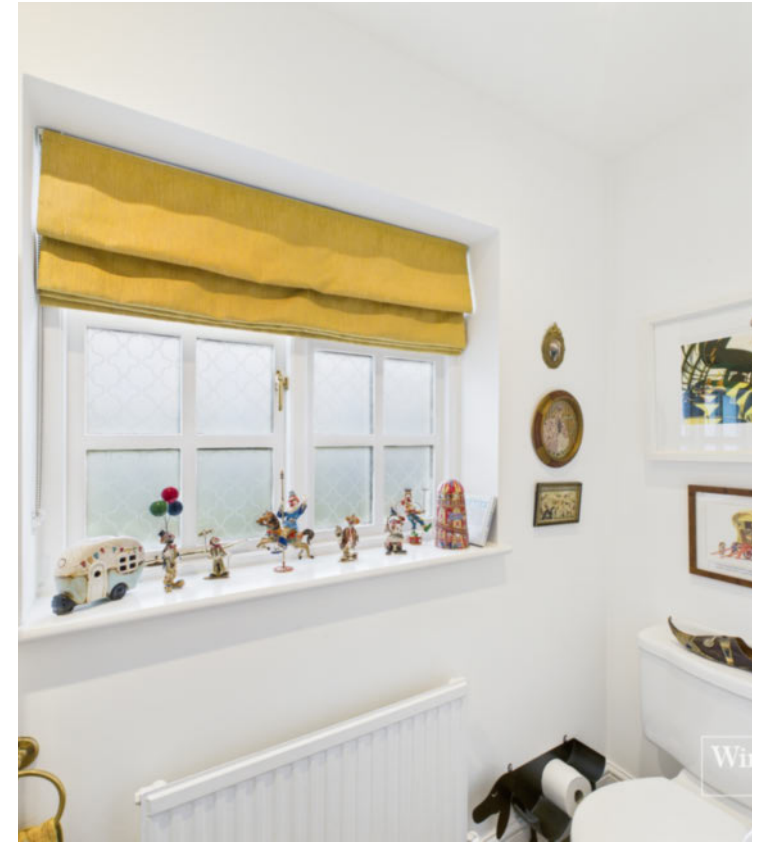
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		







## LOCATION

Dunsden is a highly regarded rural village located just three miles north of Reading, offering an excellent balance between countryside living and commuter convenience. Situated on the Oxfordshire–Berkshire border, the area is particularly popular with professionals and families seeking space, privacy and strong transport links.

The village is characterised by open farmland, mature woodland and attractive period properties, including farmhouses and detached family homes. Despite its peaceful setting, Dunsden remains well connected to surrounding towns and employment centres.

Reading mainline station provides fast and frequent services to London Paddington, typically from around 25 minutes, with the Elizabeth Line offering further connectivity across central London. Road access to the A4155, A4074 and M4 allows easy travel to Heathrow, Oxford,

Henley-on-Thames and the wider Thames Valley.

Everyday amenities are easily accessed in Caversham and Reading, while Henley-on-Thames offers boutique shopping and dining. The area also benefits from a strong selection of well-regarded schools, making Dunsden an increasingly desirable location for commuters seeking rural living without compromise.





## Winkworth Reading

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