



An exceptional example of a beautifully restored Grade II listed period property with grounds of almost one acre, situated in the heart of Hurst village in Berkshire.
offers invited for the freehold interest

Grounds of around one acre



The Old Posting House is an exceptional example of a beautifully restored Grade II listed period property, which has been lavished with extensive use of beautiful oak during refurbishment and extensions which have occurred over the last twenty three years.

Set within beautifully landscaped grounds of almost one acre and situated in the heart of Hurst village, nearby to Windsor (14 miles), Ascot (10 miles) and Wokingham (4 miles).

First recorded in 871, the Manor of Whistley of which Hurst is part, was given by King Edgar to Abbot Wulfstan of Abingdon, with whom it remained until the dissolution of the monasteries by King Henry VIII, who gave the Manor of Hurst to his sub treasurer Richard Ward. It is said that Richard Ward lived at the Old Posting House on the corner of Hogmoor Lane and Wards Cross which was certainly named after the Ward family. The house at that time was larger, a greater part of it being destroyed in a fire.

The current house consists of a central 15th century oak frame section with 16th century, 18th century and 20th century additions.



The present owners have renovated the greater part of the property over the last 23 years using English oak and more rare nowadays Scottish elm to bring the property to the unique house it has become.

Hurst village is a quintessential English village of enormous charm and character, located around 35 miles for central London and 32 miles from Heathrow Airport. The village is well regarded and highly sought after, offering a range of amenities including excellent butchers, bakery and village shop/post office within a few minutes walk of the house. There are several pubs/restaurants, a cricket club, bowling green and a delightful village pond.

Hurst has a thriving local community led by the Hurst Village society. Hurst has its own cricket ground and lawn bowling as well as activities such as badminton, Pilates, brownies, guides and Air Scouts. The village has an annual weekend village Horse Show in June as well as biannual village Pantomimes which are held in the village hall.

The property is also well placed for the commuter with the larger centres of Wokingham, Henley-on-



Thames, Reading and Maidenhead offering a wide range of facilities and are all within close proximity. Mainline railway stations at Twyford c. 3 miles distance (London, Paddington - journey time from 35 mins) and Wokingham (London, Waterloo) within 6 miles. Major road connections are available with the A4, A329 (M) and M4 all nearby.

Education is well provided for by both private and state and Hurst has a very good village church school as well as being in the catchment area for excellent secondary schools in Wokingham and Twyford. Private schools include Wellington, Bearwood and Shiplake Colleges, Bluecoat, Ludgrove, Luckley House, Montessori and Abbey Girls.

Additional Note: Planning consent for a detached garage was granted in 2012. This consent runs out in August 2015 and detail of the application can be found using this planning number / link F/2012/1283







FIONA HALL
FORCE FIELD









 John Joe
PHOTOGRAPHY & VIDEO



 John Joe
PHOTOGRAPHY & VIDEO



The Master bedroom, with en-suite



The Guest bedroom, with en-suite

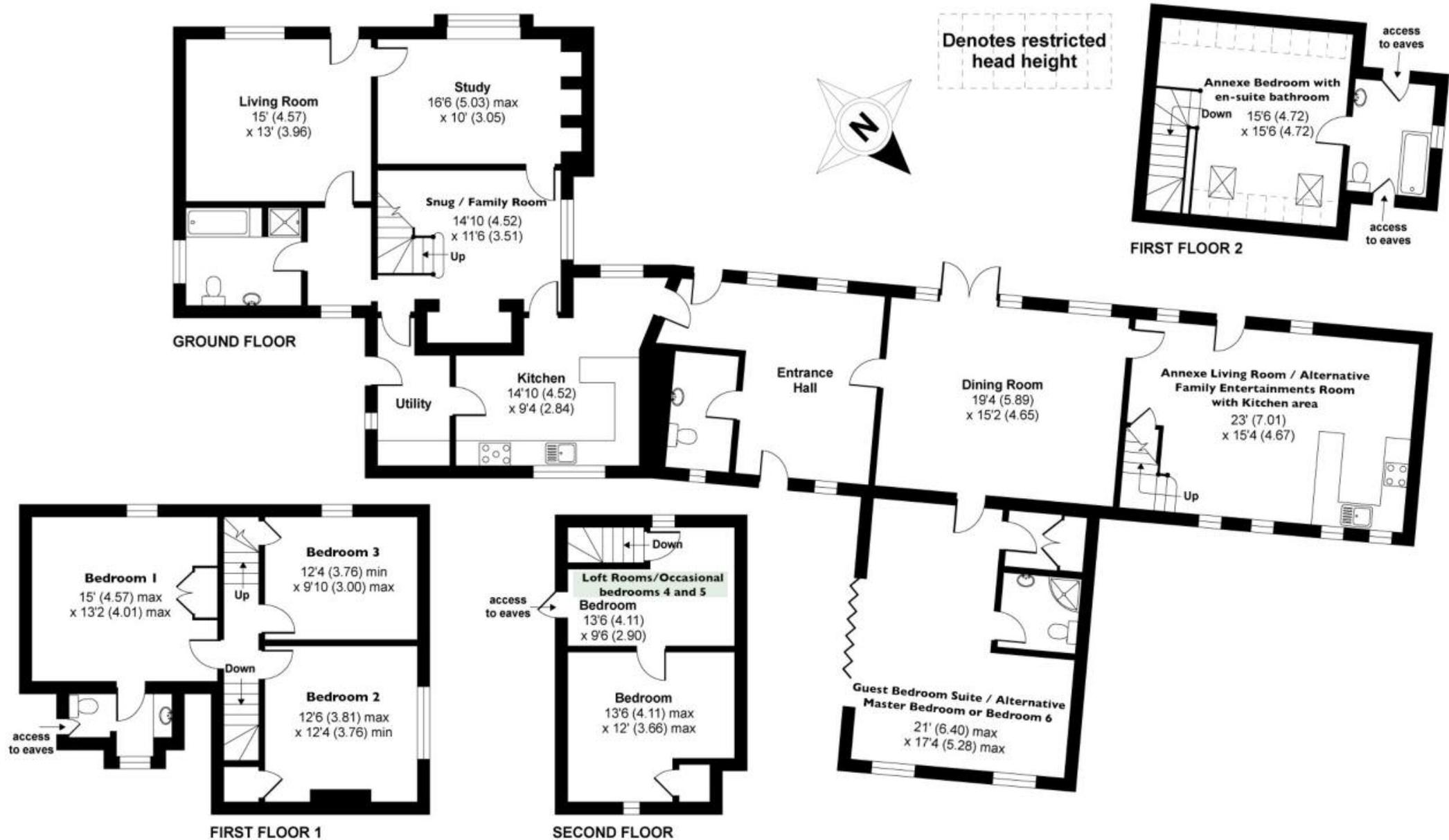






The Old Posting House, Hogmoor Lane, Hurst, Reading, RG10

APPROX. GROSS INTERNAL FLOOR AREA 3426 SQ FT 318.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Directions - Postcode RG10 0DH Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings, kitchen equipment, garden furniture, statues and sheds / outbuildings are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 842100

Services

All mains services connected with gas central heating. Council Tax Band G

Local Authority

Wokingham Borough Council



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