

Pangbourne

Bere Court, Bere Court Road, Berkshire RG8 8HT

- A Freehold Grade I Listed Country House Dating from the 17th Century extending (GIA) to Approximately 928.2 sq m (9,991 sq ft)
 - Occupying a Secluded Site which extends to Approximately 3.89 Hectares (9.61 Acres)
 - Detached Six Bay Garage Building
 - Possible Potential for Change of Use to provide a Country House Hotel, Corporate Headquarters, Conference or Training Facility, subject to obtaining all necessary consents
- ### Vacant Possession

BY ORDER OF MORTGAGEES



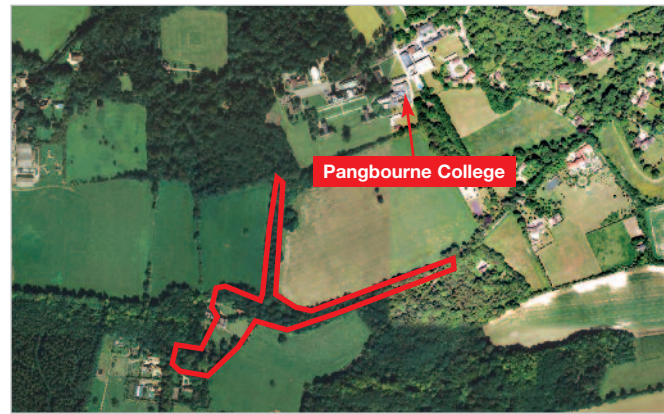
To View

The property will be open for viewing on Friday 15th July between 11.30 a.m – 12.15p.m and on Saturday 16th and Tuesday 19th July between 10.00 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Richard Pearlman LLP
(Ref: Mr A Bloom).
Tel: 0207 739 6100.
Email: ahb@rpandco.com

**VACANT –
Freehold Buildings and Land**



Tenure
Freehold.

Location

Bere Court enjoys a very discreet countryside location within close proximity to Pangbourne College, and is accessed via a long private driveway approach from the east running off Bere Court Road and in turn Tidmarsh Lane. Local shops and restaurants are available in Pangbourne approximately 2½ miles to the north-east, whilst the further and more extensive facilities of Reading, including its University and Oracle Shopping Centre, are also easily accessible around 6½ miles to the east. The property benefits from easy access to both the A340 and A329, whilst Junction 12 of the M4 Motorway is also within reach, lying approximately three miles to the south-east as the crow flies. Fast rail services into London are available from Reading Station, whilst Crossrail will also service the station from December 2019. Pangbourne Station also runs services to London Paddington with journey times from 48 minutes. London's Heathrow Airport lies approximately 28 miles to the east, whilst several well regarded public schools, golf courses and other areas of outside spaces are readily available in the area.

Description

The property comprises a Grade I listed country house arranged over ground and two upper floors, together with a cellar. The building itself, which is connected to the adjacent Bere House, was constructed in the 17th century and benefits from many features, including panelling, carved fireplaces, beams, cornicing and decorative plasterwork.



The property previously formed part of the Bere Court Estate and occupies grounds extending to approximately 3.89 hectares (9.61 acres), which comprise large areas of lawn which are bordered by woodland. The property is approached via a long private driveway, which ends in a turning area and provides access to a detached six bay garage with storage above which extends to approximately 209 sq m (2,250 sq ft).

Accommodation

Cellar – Two Rooms

Ground Floor – GIA approx 370.5 sq m (3,988 sq ft) – Entrance Hall, Feature Staircase, Dining Room, Drawing Room, Morning Room, Study, Kitchen, Utility Room, Pantry

First Floor – GIA approx 334.7 sq m (3,603 sq ft) – Great Hall with Dome Ceiling Lantern, Master Bedroom with Dressing Room and Bathroom off, Two Bedrooms with Shared En-Suite Facilities, Bedroom with WC and Store off, Four Further Bedrooms, Bathroom

Second Floor – GIA approx 223.0 sq m (2,400 sq ft) – Six Further Bedrooms, Bathroom, Former Kitchenette, Tank Room/Store

Planning

Local Planning Authority: West Berkshire Council.
Tel: 01635 42400.

The property may afford potential for change of use to provide a country house hotel, corporate headquarters, conference or training facility, subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

