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SIMMONS & SONS

Cross Lanes Bungalow, Mapledurham, Reading RG4 7UW

1.68 hectares (4.15 acres) as a Whole

Guide Price: £1,250,000

Freehold

Cross Lanes Bungalow

Mapledurham

Reading

- Detached Three-Bedroom Bungalow
- Substantial Barn and Stables
- 1.68 hectares (4.15 acres) of Pasture
- Stunning Views over Open Countryside
- For Sale as a Whole by Private Treaty
- Unconditional Sale

On the market for the first time in more than 45 years and available for purchase as a whole, Cross Lanes Bungalow offers a once in a generation opportunity to create a dream family home (subject to the usual planning consents) in a quiet rural location on the edge of the Mapledurham Estate. Set in nearly 4 acres of permanent pasture with existing stabling, Cross Lanes offers many options for residential, equestrian or amenity use, all whilst enjoying a secluded and private location yet within easy reach of London and Reading.

SITUATION

The property is situated on Goring Road in a secluded rural location, and benefits from good road access and is within a short drive of local amenities and excellent transport links to Reading, London and Heathrow. Excellent schools such as The Oratory, Leighton Park, Cranford House and Moulsoford are within easy reach.





THE PROPERTY

The property comprises a three-bedroom bungalow in need of modernisation on a pleasant plot in a quiet rural location. The property enjoys uninterrupted views over picturesque countryside, providing a perfect retreat from the hustle and bustle of modern life.

ACCESS

Access to the Property is gained via Goring Road onto a driveway with ample parking for several vehicles. The yard and buildings are accessed through a set of steel gates off the driveway.

PLANNING

With over 4 acres of permanent pasture and a large barn, this is a unique opportunity to design and construct a residence tailored to your family's needs (subject to the usual planning requirements). Interested parties are advised to make their own enquiries in respect of planning matters. Cross Lanes Bungalow is situated within the Chilterns National Landscape.

OVERAGE

The property is offered for sale on an unconditional basis. The vendor will not consider any "subject to planning" offers, option agreements or Land Promotion Agreements.

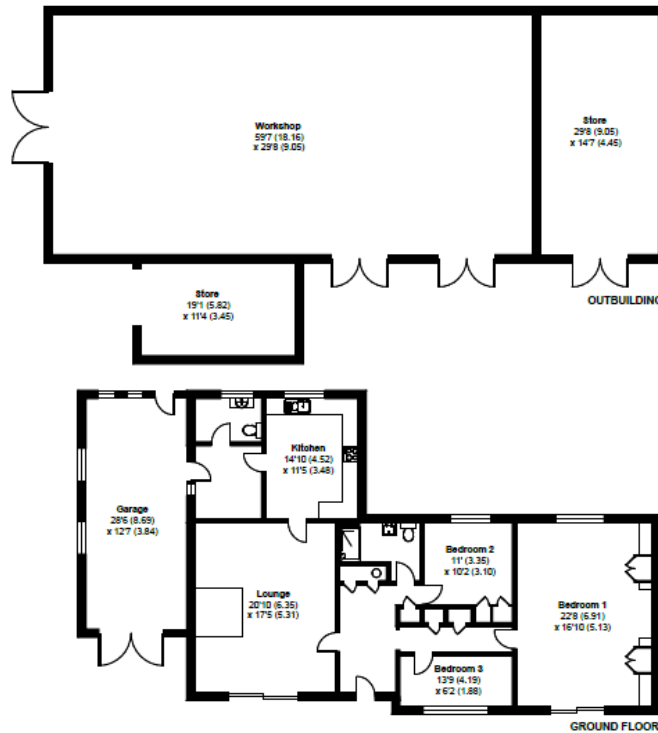
LOCATION

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Cross Lanes Bungalow, Mapledurham, Reading, RG4

Approximate Area = 1557 sq ft / 144.6 sq m
 Garage = 356 sq ft / 33 sq m
 Outbuilding = 2474 sq ft / 229.8 sq m
 Total = 4387 sq ft / 407.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2025. Produced for Simmons & Sons. REF: 1296713

COUNCIL TAX AND BUSINESS RATES

South Oxfordshire District Council: Band D

VIEWINGS

Strictly by appointment only with Simmons & Sons:

Jonathan Greaves MSc MRICS FAAV and **Antonia van Deventer MSc MRICS**

T: 01491 571111

SERVICES

Mains electricity, borehole serving the residential dwelling and building. Septic tank. Broadband connection.

EPC

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Date of Particulars: June 2025

Sales

Lettings & Management

Commercial

Development

Rural

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 SL7 1AX
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 Hants
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Peper Harrow
 The Estate Office
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