

Trusted since 1802  
HENLEY-ON-THAMES | MAPLOW | BASINGSTOKE

**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.

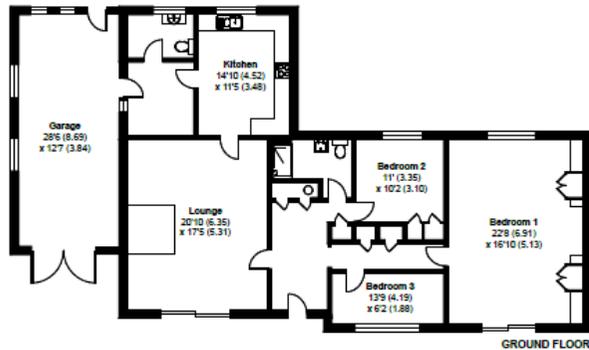
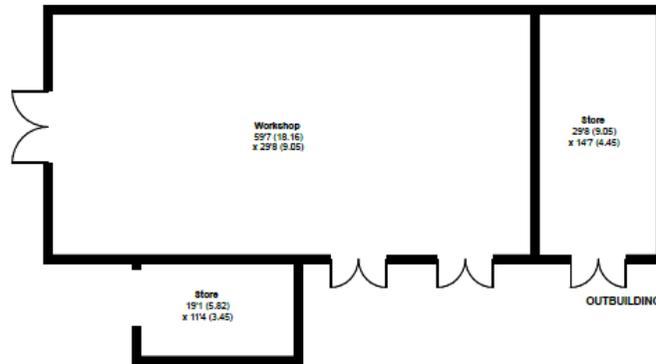
## LOCATION

What3Words: fence.stardon.geese)



## 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). © nlshecom 2025. Produced for Simmons & Sons. REF: 1296713

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract of offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.

## 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		

Date of Particulars: June 2025

Sales

Lettings & Management

Commercial

Development

Rural

32 Bell Street  
 Henley on Thames  
 Oxon  
 RG9 2BH  
 T: 01491 571111

1 High Street  
 Marlow  
 Bucks  
 SL7 1AX  
 T: 01628 484353

12 Wote Street  
 Basingstoke  
 Hants  
 RG21 7NW  
 T: 01256 840077

Peper Harrow  
 The Estate Office  
 Godalming  
 GU8 6BQ  
 T: 01483 418151

**SIMMONS & SONS**