



jones robinson

— SIMUL MOVERE —

Willowmead
Mill Lane, Padworth, RG7 4JX
£900,000

A unique and highly versatile five bedroom detached home, occupying an enviable position within a peaceful rural setting on a private no-through lane, sitting just moments' away from Aldermaston railway station. Must be viewed to fully appreciate the space and setting.

Moving Together



- Paddock for horses
- No onward chain
- Highly versatile accommodation
- Ground floor annex
- Countryside views



- Private no-through lane
- Excellent motorway and railway connections
- Five bedrooms on the ground floor
- Three bathrooms, including an en-suite
- Double garage



Description

This truly individual property offers exceptionally versatile accommodation arranged over two floors, with the majority of the principal living space positioned on the first floor to make the most of the surrounding gardens and far-reaching countryside views.

The first floor provides an impressive open-plan kitchen and dining space, centred around a high-specification kitchen, together with three further reception rooms. The adaptable nature of the accommodation is a particular feature, with one of the reception rooms having previously been used as an additional bedroom, providing further flexibility depending on individual requirements.

The ground floor is primarily dedicated to bedroom accommodation, with generously proportioned double bedrooms and three bathrooms, including an en-suite. The property also benefits from a self-contained one-bedroom annexe, complete with an en-suite shower room, lounge, dining room and kitchen, making it ideal for guests, extended family, multi-generational living or those requiring independent accommodation.

Energy-efficient windows are fitted throughout the property, including the patio doors, further enhancing the practicality of the home. Despite its peaceful rural setting, the property is conveniently positioned for access to excellent road and rail connections, making it particularly appealing to commuters.

A rare and highly adaptable home offering an exceptional combination of space, flexibility, privacy and countryside surroundings. An internal viewing is strongly recommended to fully appreciate the accommodation, setting and versatility this unique property has to offer.











Outside

The external is equally impressive, with beautiful wrap-around gardens offering a high degree of privacy and enjoying wonderful views across the surrounding countryside. There are several patio and seating areas, providing excellent spaces for outdoor entertaining and enjoying the peaceful setting.

The grounds also include a paddock, ideal for equestrian use, together with an in-and-out driveway providing ample off-road parking and a detached double garage.

The combination of the extensive gardens, paddock, countryside views and excellent parking makes the outside space a particularly special feature of this unique home.



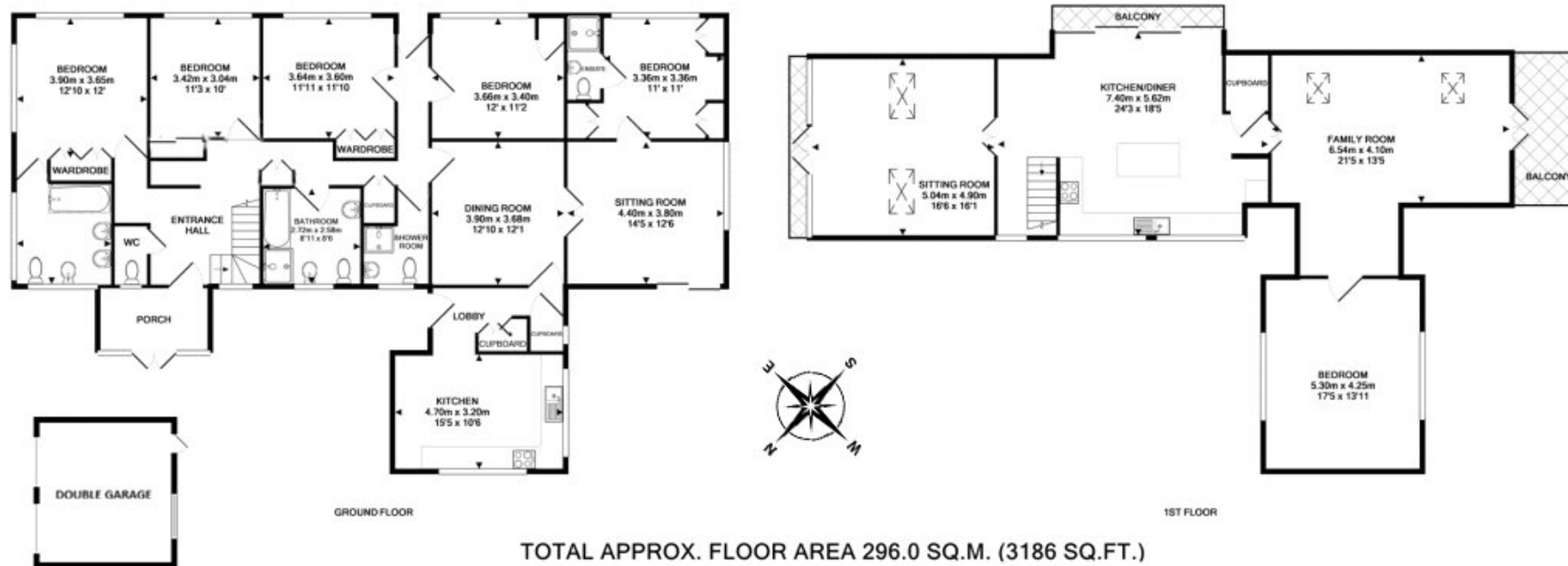
Situation

Padworth is a charming and sought-after rural village situated within easy reach of Reading and the surrounding Berkshire countryside. Offering a peaceful village setting with an attractive blend of period properties, open countryside and scenic walks, the area provides a wonderful balance of rural tranquillity and convenient connectivity. With excellent access to Reading, Newbury and the wider Thames Valley, as well as nearby road and rail links, Padworth is an appealing choice for those seeking a countryside lifestyle without compromising on accessibility. The surrounding landscape, local amenities and close-knit village atmosphere make Padworth an attractive location for both families and professionals.





WILLOWMEAD



If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays us a referral fee, the amount of which varies depending on the individual mortgage, however, the average fee received by us is £431.34 per referral (based on total referrals across all Jones Robinson offices in 2025). Our recommended mortgage provider is FirstXtra. For referrals to our recommended conveyancing firms, the average referral fee is £434.21 for Live Conveyancing or £125 for Angel Wilkins per referral (based on total referrals across all Jones Robinson offices in 2025). Contractors including EPC providers – the amount we receive varies depending on the contractor, however our average fee is £22 per referral, based on total referrals in 2025. Full details of our referral fees are listed on our website.



SERVICES AND MATERIAL INFORMATION

All mains services connected and the property operates on electric heating and has LPG gas.

EPC rating: E

Council tax band: F

What3words: cabbages.voters.octagon



Exceptional estate agency
services across your area

DIDCOT



LAMBOURN



MARLBOROUGH



DEVIZES



NEWBURY



PEWSEY



Oxfordshire

Wiltshire

West Berkshire

About Jones Robinson

We have more than 80 experienced and knowledgeable estate agents in our sales teams, many of whom are long-standing members of staff, across our offices in Devizes, Didcot, Lambourn, Marlborough, Newbury, and Pewsey, with more than 500 years' experience between them.

Our personal, tailored approach to achieving the best price for you and the dedicated way we manage selling your home, coupled with the highest level of service, means we sell more than three times more properties than any other estate agent in our area.*

Jones Robinson

118 Bartholomew Street
Newbury
RG14 5DT
01635 35010
sales@jonesrobinson.co.uk
www.jonesrobinson.co.uk

* Rightmove statistics for the number of properties sold in our region across OX11, SN8, SN9, SN10, RG14, RG17, RG18, RG19 AND RG20 between January 2024 and December 2024.



Scan here to
use our home
buying app

