Hook End Farm

Upper Basildon, RG8 8SD

SIMMONS & SONS

Hook End Farm, Upper Basildon, Reading, RG8 8SD

234.27 acres (94.81 ha)
Available as a Whole or in Two Lots

Guide Price: £5,635,000

Freehold

HOOK END FARM
UPPER BASILDON
READING
RG8 8SD

AS A WHOLE:

- 234.27 acres (94.81 ha)
- Guide price £5,635,000

OR IN LOTS:

LOT 1:

- Farmhouse, Buildings and Farmland extending to 173.93 acres (70.39 ha)
- Guide Price £4,950,000

LOT 2:

- 60.34 acres (24.42 ha) of Pasture and Woodland
- Guide Price £685,000

SITUATION

Hook End Farm enjoys a peaceful rural setting, combining seclusion with excellent connections. Reading lies just 10.3 miles to the east, offering fast trains to London Paddington and Elizabeth line services to central London, while the M4 provides swift access to London Heathrow and the wider motorway network. The historic market town of Wallingford is approximately 9 miles to the north, and an excellent choice of well-regarded restaurants, schools and amenities are all close at hand.

METHOD OF SALE

For Sale as a Whole or in Lots, Freehold with vacant possession.

LOT 1

An exceptionally rare offering of a Grade II Listed, brick and flint Farmhouse and Grade II Listed model farm buildings, a modern portal-framed building, and 173.93 acres (70.39 hectares) of farmland and woodland set in the rolling hills of West Berkshire.

HOOK END FARMHOUSE

Hook End Farmhouse is a handsome six-bedroom Grade II Listed Victorian and Georgian residence, set within a classic English country garden filled with ornamental shrubs and perennials. The property is approached via its own private driveway from Hook End Lane leading to a traditional brick and flint walled garden. The house retains original architectural detail, whilst offering the flexibility to adapt and enhance the interior for modern living. Well-proportioned and light-filled, it enjoys idyllic views across its own pasture and woodland to the east and rolling farmland to the west, all forming part of the farm, creating a quintessentially English rural setting.

HOOK END FARM BUILDINGS

Hook End Farm offers a rarely available and highly attractive arrangement of Grade II Listed model farm buildings, laid out in a traditional courtyard style. A range of brick-and-flint barns, stabling and generous yard areas combine to provide flexibility for a variety of alternative uses to include residential, commercial, and leisure, all subject to the necessary planning consents. The farm benefits from an additional modern portal framed building.

THE LAND: LOT 1

The farmland extends to approximately 173.93 acres (70.39 hectares) of which 136.62 acres include rolling pasture, yards and buildings and 37.31 acres of woodland, perfectly complementing the traditional farmstead and buildings. The holding lends itself to significant sporting opportunities, as well as conventional livestock farming, alongside a wide range of equestrian, amenity and lifestyle pursuits.

ACCESS

Access to Hook End Farmhouse is gained via Hook End Lane through a set of timber gates set within estate fencing providing access to Hook End Farm House. A secondary entrance via steel gates leads to the farm buildings. Public footpath BASI/14/2 bisects the northwest corner of Lot 1. Please see plan for route.

PLANNING

Interested parties are advised to make their own enquiries in respect of planning matters. The property is located in the Chilterns National Landscape.

COUNCIL TAX - WEST BERKSHIRE

Hook End Farmhouse: G

EPC

EPC Rating: F (C)

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered For Sale subject to and with the benefit of all rights of way, all easements, wayleaves and other rights of way whether they are specifically refrenced to or not.

VAT

The property has not been opted to tax for VAT purposes.

HOOK END FARMHOUSE

Approximate Gross Internal Area 3300 sq ft - 306 sq m

Lower Ground Floor Area 198 sq ft – 18 sq m
Ground Floor Area 1698 sq ft – 158 sq m
First Floor Area 1404 sq ft – 130 sq m

Lower Ground Floor Ground Floor First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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HOOK END FARM – TRADITIONAL BUILDINGS

Approximate Gross Internal Area 9408 sq ft - 874 sq m

PINK PLAN

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LOT 2

Approximately 60.34 acres (24.42 hectares) in total, of which 28.84 acres extends to pasture land and 31.50 acres of woodland, all set in the rolling hills of West Berkshire. The land is well suited to livestock grazing and offers excellent amenity, equestrian, conservation and recreational opportunities in an attractive rural setting.

ACCESS

Access to Lot 2 is directly from Hook End Lane via two formal gateways on the western boundary. Public footpath BASI/4/1 runs due east from Hook End Lane. Please see plan for route.

PLANNING

Interested parties are advised to make their own enquiries in respect of planning matters. The property is located in the Chilterns National Landscape.

LOCATION

The main field gate is located on the western boundary.

What3Words: laughs.deprives.jigsaw

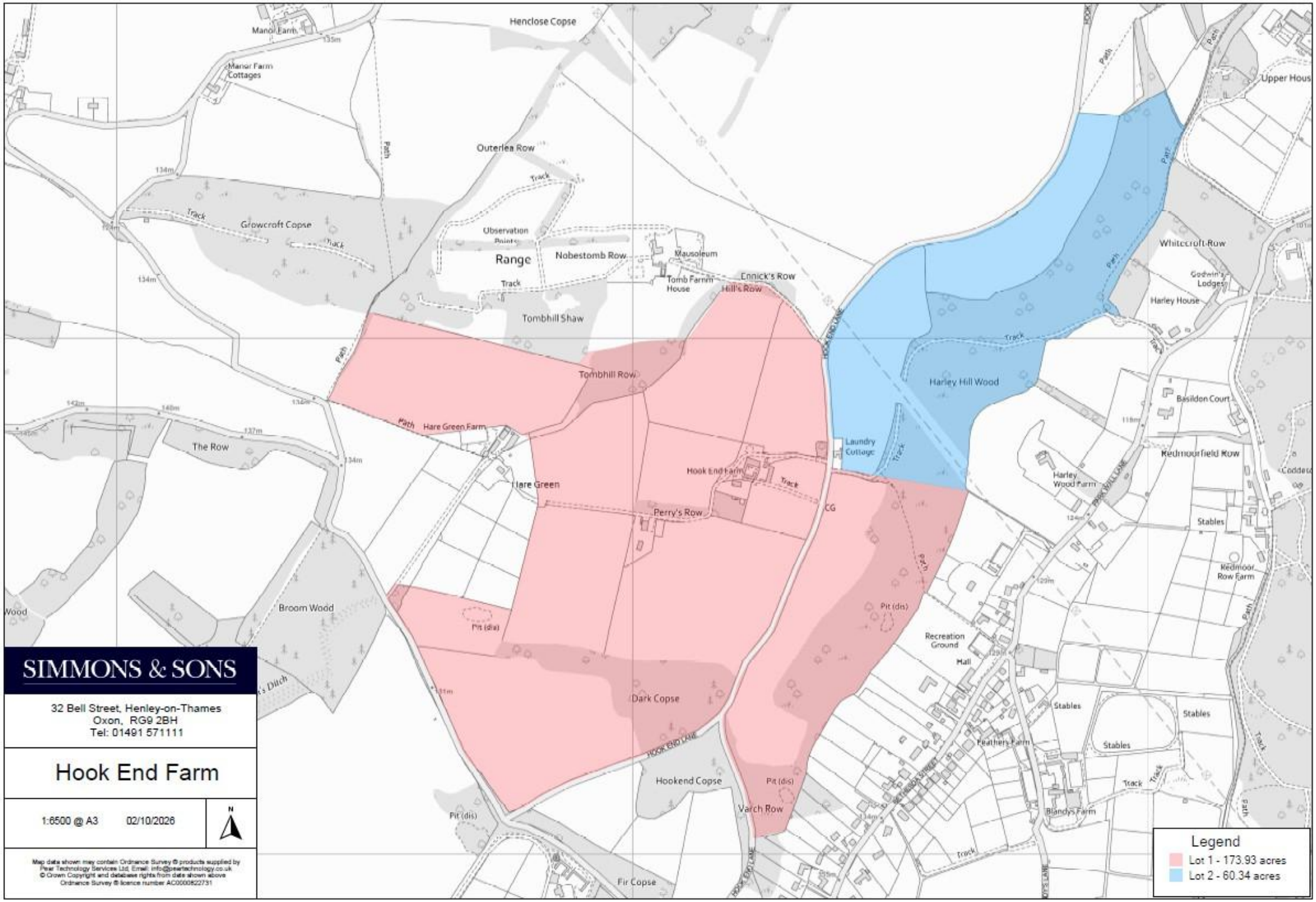
HOOK END FARM – A SHORT HISTORY

Hook End Farm has been the cherished home of the Ambler family since 1935, when Chip Ambler first took up the tenancy to farm with his brother. Two decades later, in 1955, he secured its future, gathering the family's savings and committing to a loan to make it their own.

The farm operated as a traditional mixed holding: dairy cows in the meadows, sheep and pigs in the fields, turkeys and hens supplying fresh eggs, and crops of wheat, barley and potatoes cultivated from the arable fields. Produce was delivered locally, weaving the farm into the fabric of the surrounding community.

As agricultural practices evolved, the enterprise was refined to a beef suckler herd and sheep, with summer hay sustaining livestock through the winter months. Much of this stewardship fell to Chip's son, David, who continued the family legacy at the farm's present scale.
The gardens, once abundant with fruit and vegetables to nourish a large household, were reimagined in the mid-1990s. Today, ornamental shrubs and generous herbaceous planting surround the farmhouse, while the former orchard has been transformed into wild flower garden with roses and shrubs complementing the original apple trees.

Hook End Farm retains all of its original charm and grace, whilst waiting for the next phase in its long history.



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Hook End Farm

1:6500 @ A3 02/10/2026

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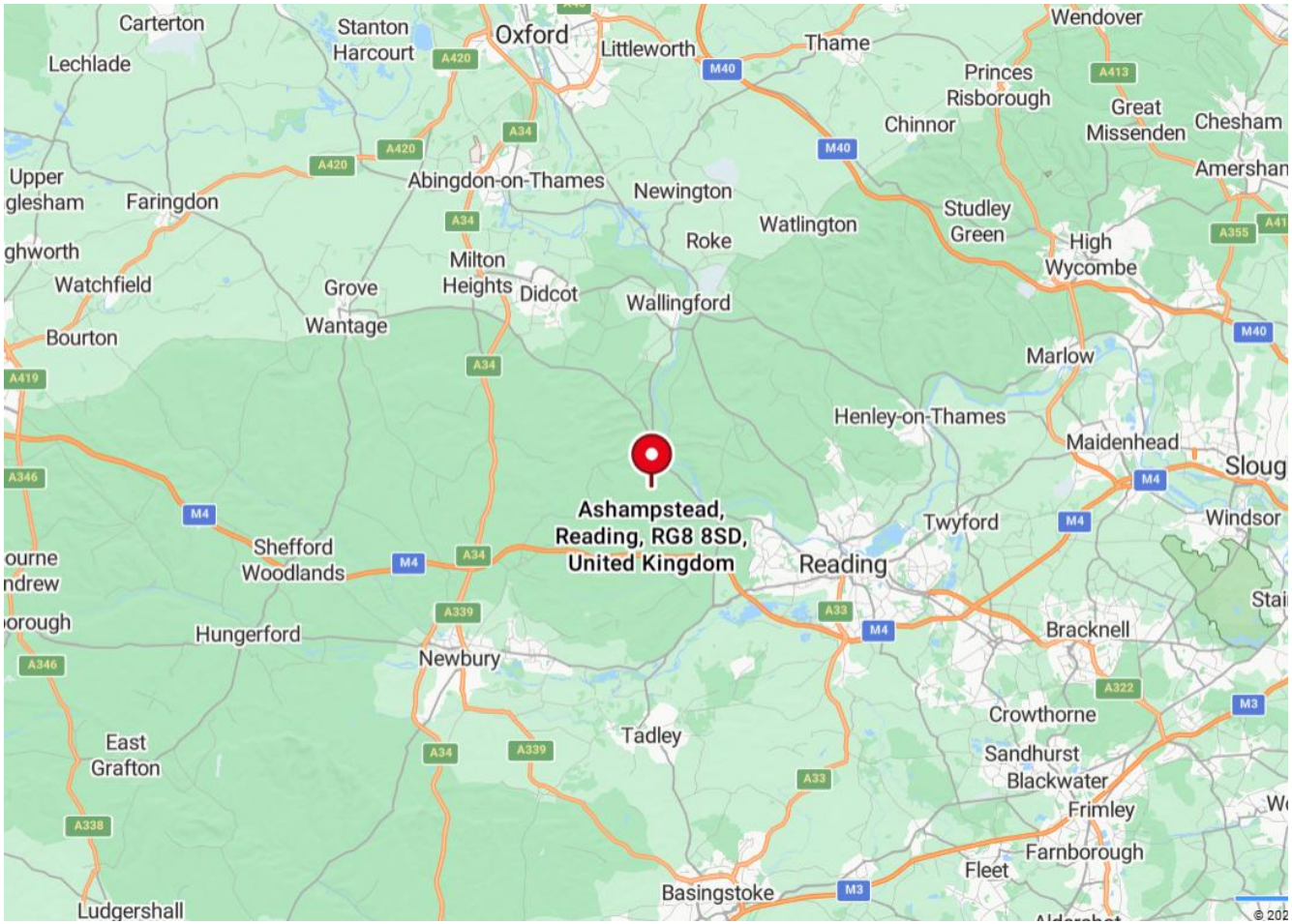

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DIRECTIONS

From the A320 Reading Road at Streatley, continue due south-east for approximately two kilometres, before turning right onto Hook End Lane. Hook End Farm may be found two kilometres on the right.

What3Words: crypt.outpost.cowboy

VIEWINGS

Strictly by appointment only with Simmons & Sons

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SERVICES

Hook End Farm: Mains electricity, mains water, septic tank. Oil-fired boiler and Aga. High Speed Internet.

Land and Buildings: Single phase electricity, mains water, troughs to land.

Date of Particulars: October 2026