

BREACH HOUSE



MOULSFORD · WALLINGFORD · OXFORDSHIRE



BREACH HOUSE

AN OUTSTANDING EDWARDIAN COUNTRY HOUSE SET
IN BEAUTIFUL SOUTH OXFORDSHIRE COUNTRYSIDE

Ground floor: Reception hall – Drawing room – Morning room – Dining room – Study
Guest cloakroom – Kitchen/breakfast room – Family room – Larder – Laundry room – Cloakroom – Cellar

First floor: Master bedroom suite comprising – Bedroom – Sitting room
Dressing room and Bathroom – 3 further principal first floor Bedrooms – 2 further Bathrooms
Guest Wing comprising two Bedrooms and a Bathroom

Second floor: Playroom/secondary bedroom and Junior study/secondary bedroom and Self-contained au pair
Apartment comprising two Bedrooms, Sitting room, Kitchenette and Bathroom

Garage with store room over – Games room and additional stores – Cottage comprising Bedroom
Sitting room – Kitchen – Dining room/bedroom 2 and Bathroom and Boiler room

Office Building with 3 separate Office rooms – Kitchen – Cloakroom and Attic sitting area

Gardens and grounds: Swimming pool and Pool-house, comprising; Gym, Sauna, Shower room,
Kitchenette and Plant room – Summerhouse with Studio and Loggia

Workshop and Log store – Lawned gardens

In all about 3.8 acres

Cholsey 2 miles, Goring 3.5 miles, Wallingford 4.6 miles, Reading Station 15 miles
(Crossrail 2019), Oxford 18 miles, M4 J12 12 miles, M40 J6 15 miles



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SITUATION

Breach House stands in an elevated position on a country lane. Located on the edge of the village of Moulshford, which has an excellent community with a famous riverside restaurant, church, marine chandlery and cricket pitch. There are two highly regarded independent schools, Cranford House for girls and Moulshford Prep for boys within walking distance. Other public schools in the area include Pangbourne College, Bradfield, The Oratory, St Helens & St Katherine's and Radley College. The charming Thames riverside towns and villages of Goring, Streatley, Pangbourne, Wallingford and Henley on Thames are nearby with a superb range of shops, restaurants and country pubs. The surrounding area has an abundance of recreational facilities including Streatley golf course and Blewbury Equestrian Centre. Cholsey Railway Station (2 miles distant with parking) offers a direct mainline service to London Paddington in 50 minutes. The M4 and the M40 are both within easy reach with good access to Heathrow.



DESCRIPTION

Breach House is an outstanding Grade II listed building with colour washed elevations under a Berkshire clay tile roof, set in gardens and grounds of 3.8 acres. Completed in 1905, in the latter part of the Arts and Crafts period. It was designed by Edward Prioleau Warren (a renowned British architect and archaeologist) for his own use. It remained in the same family until 1980 when it was purchased by the present owners.

The house has well-proportioned accommodation with high ceilings. Immaculately presented it retains a wealth of period features throughout including fireplaces featuring original Delft tiles from the 1600s with various attractive nautical, landscape and hunting scenes as well as delightful birds, flowers and cupids.

The light and generously proportioned reception hall with its original marble floor provides an elegant entrance which sets the scene for the rest of the house. From here doors open to the wonderfully symmetrical morning room which has Doric columns and French doors opening to the garden terrace and lawns beyond. The striking drawing room has an oak floor and is triple aspect with views and French doors to the garden. The two fireplaces have early 19th century flower paintings above set in ornate moulding. The dining room features a stone fireplace and a charming multi-faceted window to the west overlooking the dining terrace.

The kitchen/breakfast room has a range of painted wall and floor units, Wenge wood work surfaces and a Falcon induction range oven. French doors open to the dining terrace with views to the front lawn and cottage garden. A guest cloakroom, study, family room, laundry room, larder, boot room lobby and WC completes the generous ground floor accommodation. There is also a useful cellar with ample storage.

To the first floor the accommodation is thoughtfully laid out with a generous master bedroom suite comprising; bedroom, sitting room, dressing room and bathroom to the east wing. A large bedroom with beautiful balcony overlooks the gardens and surrounding countryside and two further bedrooms (one with a further balcony) and two bathrooms. The west wing contains a guest suite with two large bedrooms and a shower room.

The second floor has a playroom (secondary bedroom), junior study (further secondary bedroom) and a self-contained apartment which provides a sitting room, two bedrooms, kitchenette and bathroom.





OUTSIDE

Access to the house is via formal brick entrance pillars and wrought iron gates, with a drive through a long and magnificent avenue of lime trees leading to the spacious front entrance forecourt. The predominantly south facing gardens wrap around the property, providing privacy in a beautiful countryside setting. The front garden faces south east towards the Thames Valley, westwards and southwards are the Downs.

From the main entrance door the vista draws the eye up through grand conifer hedging at the rear of the house towards a pergola with areas of lawn to each side.

To the front of the house is a flagstone terrace, accessed from the morning room, with steps to the formal croquet lawn which is flanked to left and right with old English yew hedge arbours. Beyond the lawn is the open meadow paddock which is original Downland and hosts one of the largest colonies of rare Green Winged Orchids in the South of England. Prolific flowering in late April, May and early June producing a carpet of deep pinks and purples. To the side of which sits an area of orchard including pear, apple, cherry plum and damson trees.

From the large west facing dining terrace a path lined with cottage garden planting, leads to the summer house/studio with a loggia and sheltered terrace.

The leisure complex with heated swimming pool is private being enclosed by brick walls and lattice fencing with laurel hedges. With a stone surround and terrace it is the ideal summer spot for entertaining with a wonderful pool house comprising gym, kitchen/bar, sauna and shower room.

Across the courtyard from the boot room of the main house is a separate garage with store above and games room to the rear together with additional store rooms. The pretty Gardener's Cottage has a double bedroom, dining room/bedroom 2, sitting room, kitchen and bathroom. It sits in the grounds of the main house and has a small private garden. There is a separate office building providing a fabulous facility for working from home which can accommodate staff and meetings away from the main house. It has 3 office rooms, cloakroom, kitchen and attic sitting area. There is also a workshop and open fronted dry log store.

HISTORIC NOTE

The house was frequented by various artists, writers, socialites and members of the Bloomsbury Group. Most notably Lady Ottoline Morrell (Great Niece of the Duke of Wellington, Cousin to the Queen Mother Elizabeth Bowes-Lyon and sister-in-law to Edward P. Warren the architect). Lady Ottoline as a friend of D.H Lawrence was reputedly the inspiration for Lawrence’s Lady Chatterley. Morrell had many love affairs, including a long relationship with philosopher Bertrand Russell, with whom she exchanged more than 3,500 love letters. Some letters reference their planned meetings at Breach House. Within the National Portrait Gallery Collection there are several photographs taken by Lady Ottoline at Breach House

DIRECTIONS (OX10 9JN)

From Henley, take the A413 (The Fairmile) towards Wallingford. Pass through Nettlebed, and on reaching Preston Crowmarsh roundabout close to Wallingford turn left (onto Wallingford bypass, A4074) signposted Reading. At the next roundabout turn right (Nosworthy Way), cross the River Thames and at the next roundabout turn left, signposted Moulsoford, Goring, Streatley, Cholsey. After 2.2miles, at the petrol station, take a right turn up Halfpenny Lane. The gated entrance to Breach House is approximately a mile up the lane on the right hand side. Post code OX10 9JN.

GENERAL REMARKS AND STIPULATIONS

Tenure: Freehold with vacant possession on completion.

Services: Mains electricity. Private drainage. Private water supply. Oil fired central heating. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

Local Authority: South Oxfordshire District Council

Postcode: OX10 9JN

Viewing: Strictly by appointment with Savills.



FLOORPLANS

Main House gross internal area = 6,490 sq ft / 603 sq m

Garages gross internal area = 759 sq ft / 70 sq m

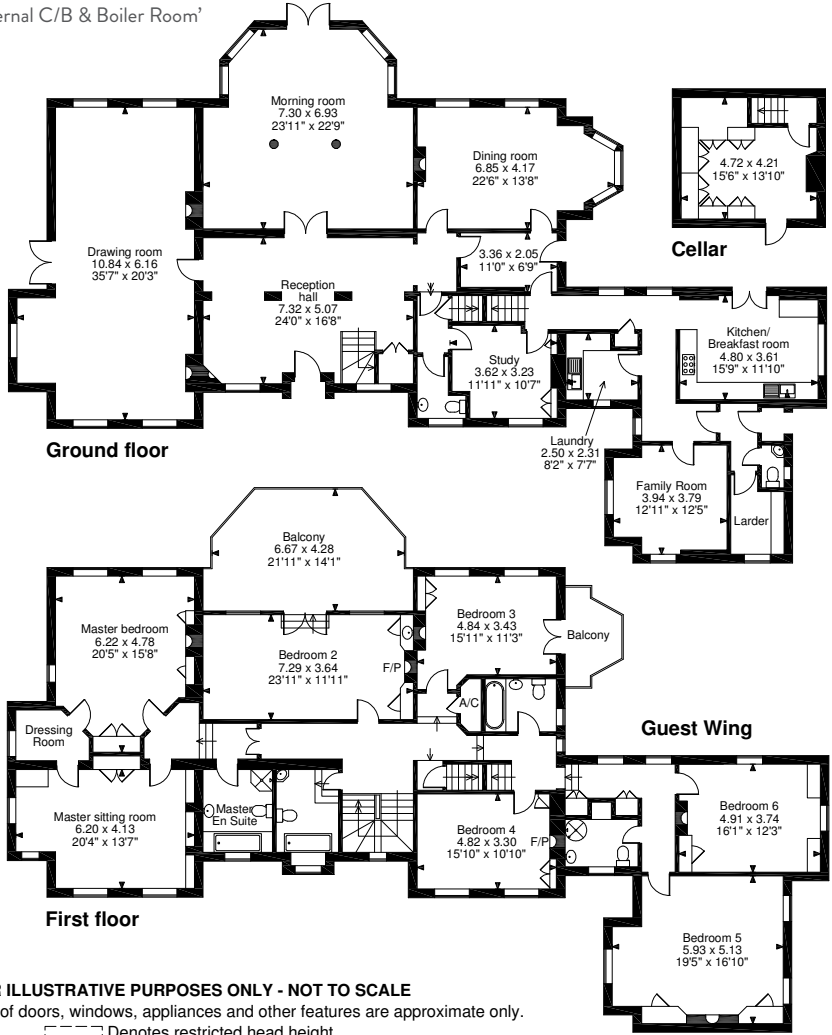
Cottage gross internal area = 597 sq ft / 56 sq m

Office Building gross internal area = 586 sq ft / 54 sq m

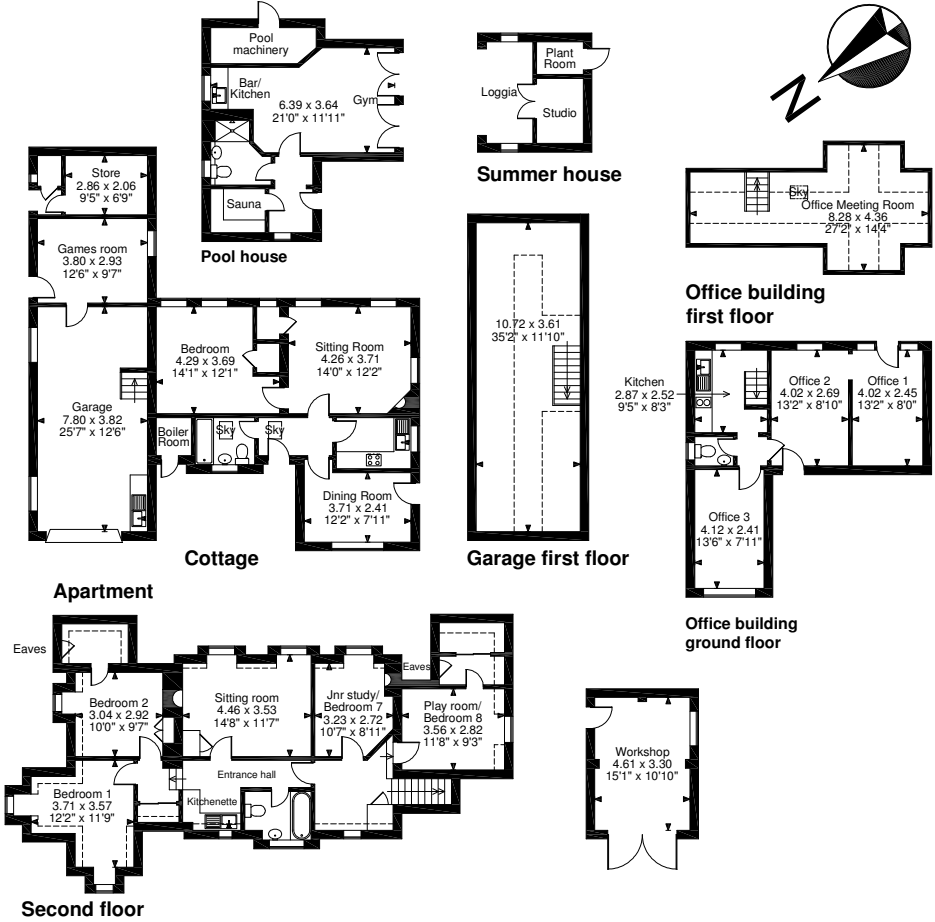
Pool House, Summer House & Log Store gross internal area = 575 sq ft / 53 sq m

Total gross internal area = 9,007 sq ft / 837 sq m

Quoted Area Excludes 'External C/B & Boiler Room'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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