

# THE OLD SCHOOL

TRENCH GREEN • MAPLEDURHAM • SOUTH OXFORDSHIRE



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***Converted former school house  
on private country estate***

Drawing room • Dining room • Kitchen/breakfast room  
Utility room • Cloakroom • Four bedrooms • Bathroom

Separate self-contained one bedroom annexe  
Double garage • Gardens

In all approximately 0.8 of an acre

Reading Railway Station 3 miles • Henley-on-Thames 6 miles  
Pangbourne 3 miles • M4 Jct 11, 6 miles •  
Central London 40 miles • Heathrow Airport 25 miles  
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## **The Old School**

The property is a fine example of one of the older village schools in the country, originally called Mapledurham Church of England School built in 1830 for the vicar Reverend Augustus FitzClarence, the illegitimate son of King William IV and chaplain to his cousin, Queen Victoria. The school was eventually closed in 1973 and sold privately, only once changing hands in 1989.

The accommodation retains many period features especially in the two main reception rooms which have high vaulted ceilings, exposed wooden floors and large windows.

## **Situation**

The Old School stands at the base of the Chilterns in an area of Outstanding Natural Beauty on the privately owned Mapledurham Estate close to the River Thames. The property is situated on a no-through road leading to the historic Mapledurham House and Watermill on the Thames. The surroundings belie its close proximity to Reading and Henley-on-Thames which offer extensive shopping, recreation and educational facilities. There are two public houses walking distance from the property.

The pretty Thameside villages of Sonning-on-Thames, Goring-on-Thames and Pangbourne are all to be found within easy reach.

Reading has an excellent mainline rail service to London (Paddington) taking approximately 25 minutes. The immediate countryside offers miles of extensive walking and riding. Racing may be enjoyed at Ascot, Windsor and Newbury. Extensive boating facilities are available on the River Thames and there are a number of fine golf courses including Caversham Heath, Henley and Badgemore Park.

The area is well served for schools, including The Oratory, Bluecoat at Sonning, Queen Anne's in Caversham, Shiplake College and Rupert House in Henley.

## Gardens and Grounds

The front door is approached via a custom gothic gate leading into a shingled driveway providing parking for numerous cars. There is a generous double garage block with an annexe. The grounds are landscaped with various raised flower beds, a bespoke pergola and established trees. There is around 0.5 acre of laid lawn. The outlying views from the gardens are of open countryside.

## Directions (Postcode RG4 7UA)

From London on the M4 exit at junction 11 signposted to Reading, continue towards Reading passing the Madjeski Stadium on the left and follow the signs for Caversham. After crossing the River Thames into Caversham take the first left onto A4074. Continue on and after approximately 3 miles turn left sign-posted to Trench Green and Mapledurham. After approximately ½ mile turn left into a no-through road signposted to Mapledurham House and Watermill. Continue for a short distance where The Old School can be found on the right hand side.

## Local Authority

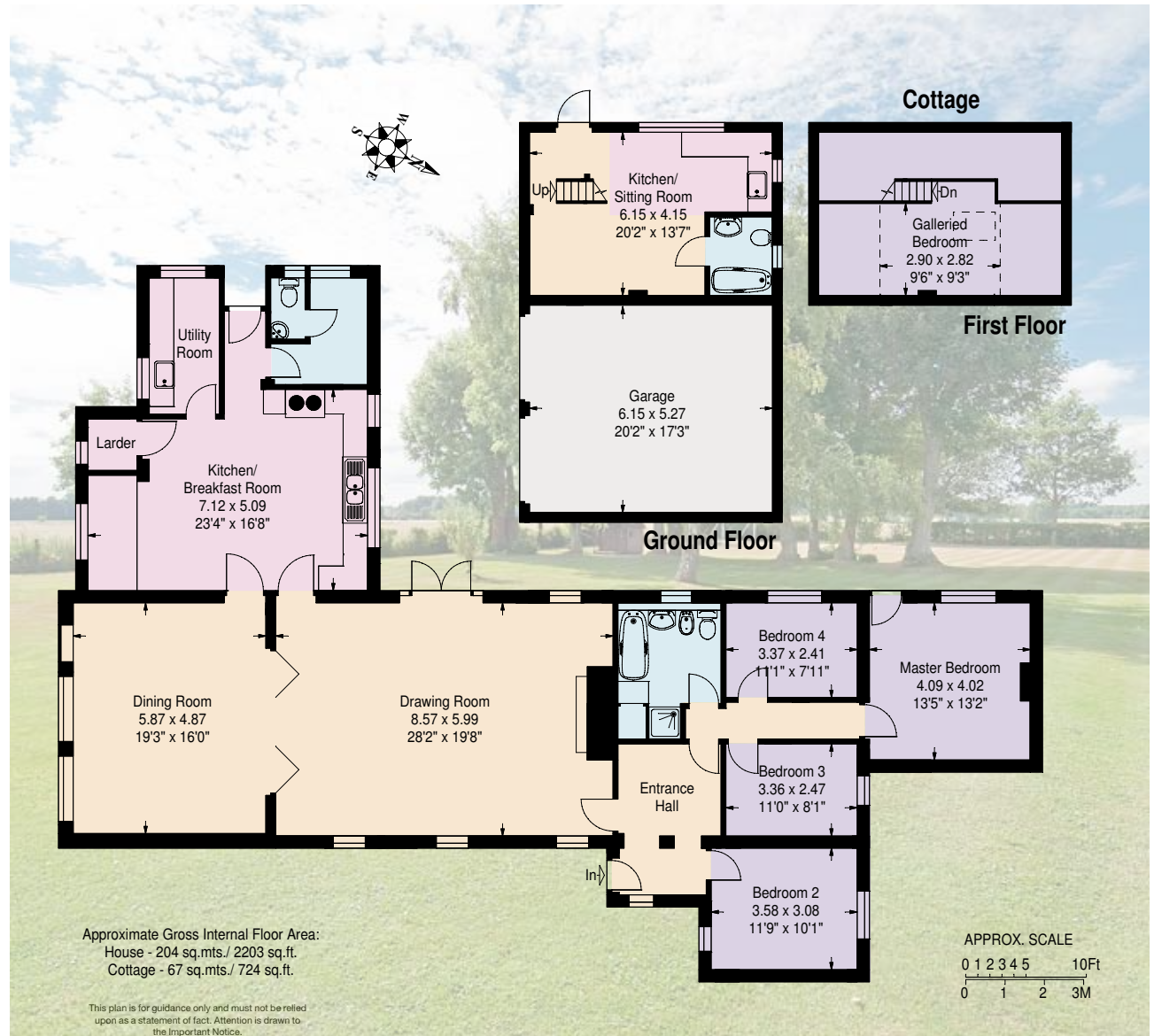
South Oxfordshire District Council tel: 01491 823 000

## Services

Mains electricity, oil fired central heating, private bore/well water supply, private drainage, LPG services the annexe.

## Planning Permission\*

There is lapsed planning to extend two of the bedrooms to include ensuite bathrooms and dressing areas.



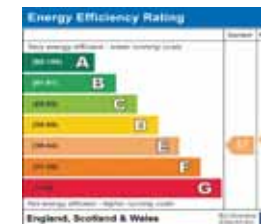
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Main House



Annexe

