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Nether Park

THE COTSWOLDS & COUNTRY

10 Bedrooms, 8 Bathrooms
For 20 guests





A Berkshire mansion to rent with royal roots, wired for the 21st century and just an hour from London.

Nether Park makes an undeniable impression, its regal façade set against a sweep of green countryside. In rural Berkshire – and minutes from Shinfield Studios – this listed mansion offers a slice of history, built around the bones of a manor first held in the 11th century for Queen Emma of Normandy. Alongside a Cedar of Lebanon said to be among the first brought to Britain and centuries of stories in its walls, the interiors are a contemporary counterpoint, designed by Thorp Design. Amenities are in plentiful supply: a cinema, tennis court, spa barn and swimming pool. Ten bedrooms span the main house, a self-contained apartment and barn – room enough to gather everyone, with endless corners to spread out again.

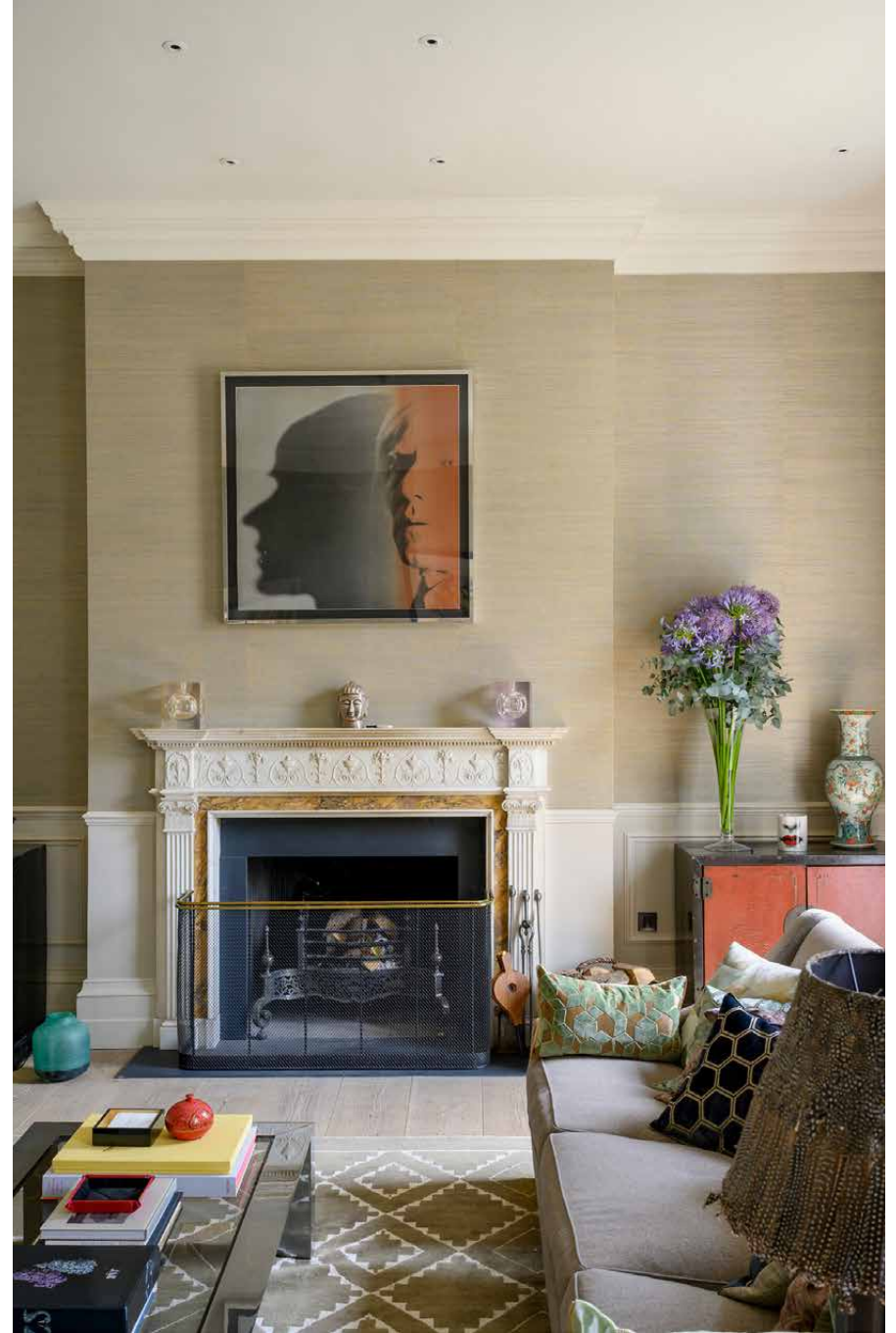


The main house

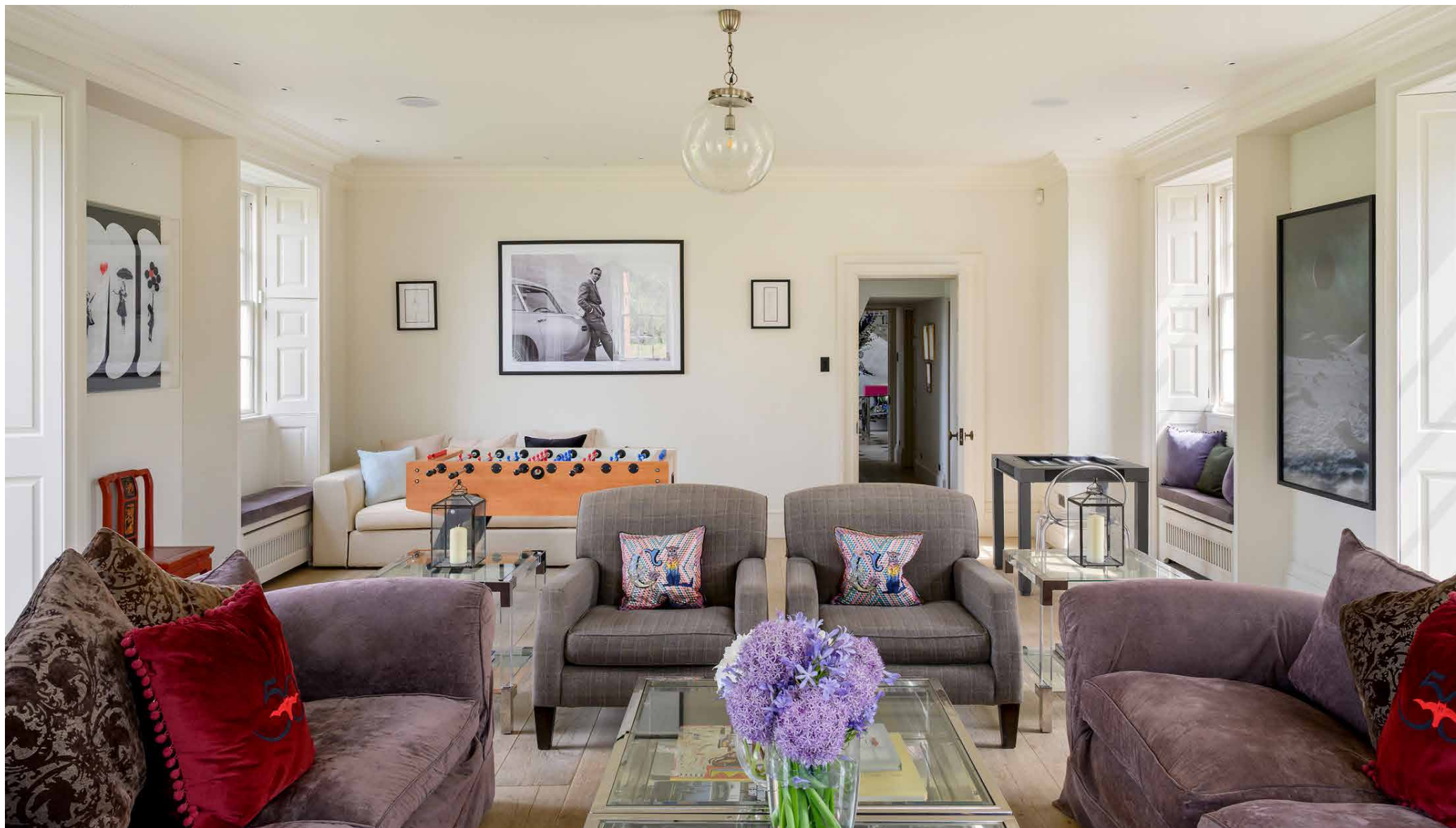
Arrival here is into a double-height hall – checkerboard tiles underfoot, a sweeping staircase rising high. The drawing room is the more formal setting to gather: textured walls, tall sash windows and sofas gathered around a carved fireplace. Elsewhere, a bright reception room offers a playful counterpoint, complete with foosball table, paperback-lined walls and doors that open directly to the garden. If work calls while you're away, a panelled study makes a calming spot to catch up on emails.













Kitchen & dining

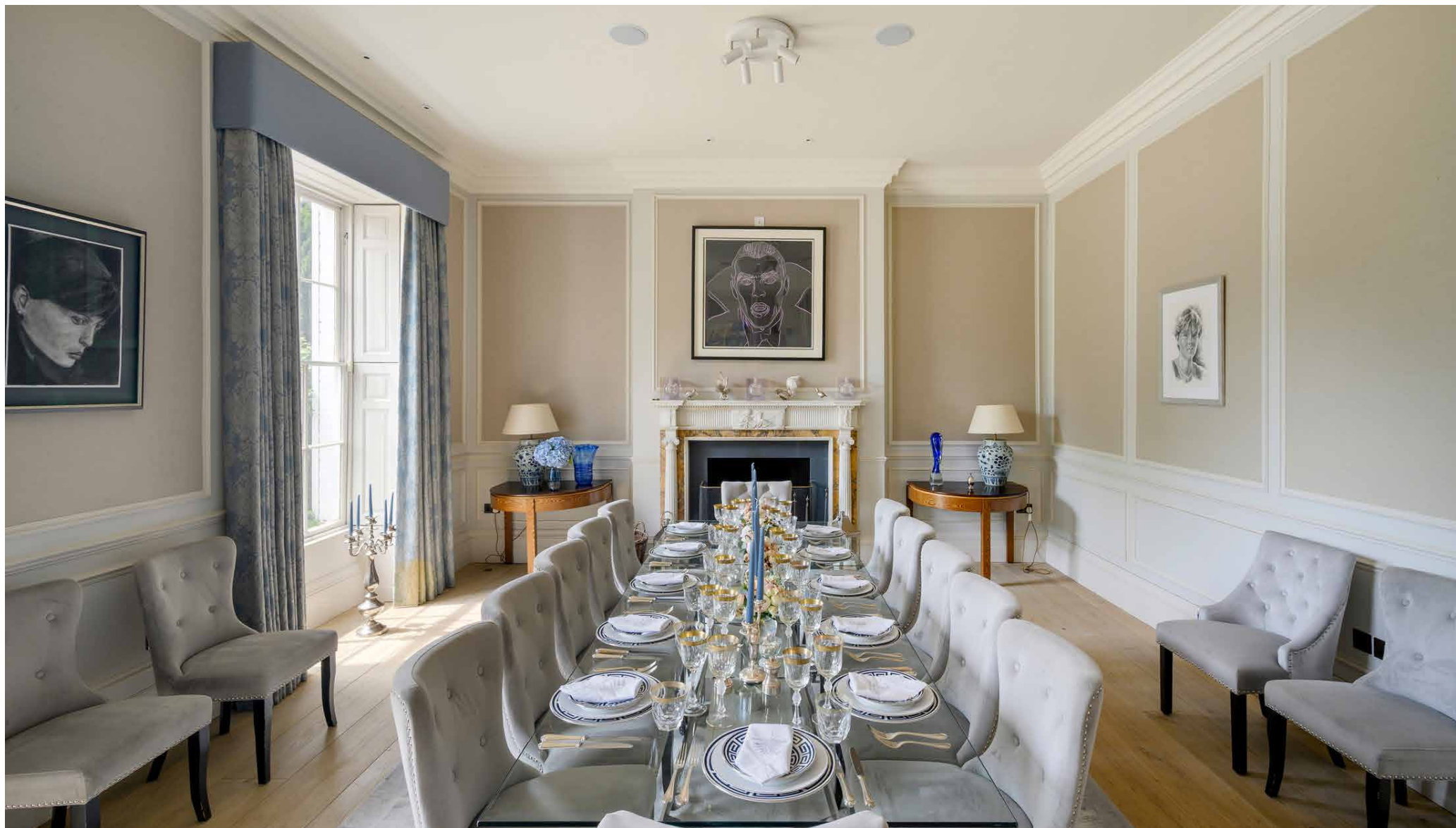
The kitchen is one of the home's most character-filled backdrops: a vaulted, beam-trussed room with a marble island at its heart. It's equal parts cook's kitchen and gathering place: elevated appliances and spacious countertops set alongside a wooden dining table. Head out to the patio when the weather invites eating outdoors.

On grander occasions, the formal dining room seats 12 across a long table beneath panelling and portraiture, candelabras at the ready. Downstairs, a vaulted wine cellar keeps the good bottles at temperature.







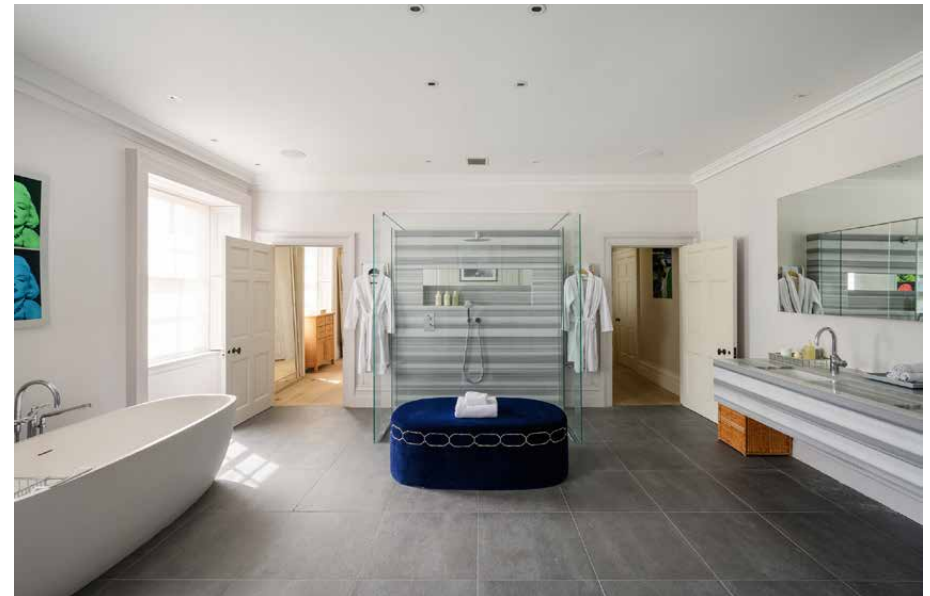


Bedrooms & bathrooms

Seven bedrooms fill the main house. The principal suite is a calm, light-filled room, dressed in soft blues with its own sitting area. It opens to a dressing room built for the serious packers, with a sprawling spa-like bathroom beyond, where a freestanding tub, walk-in rain shower and double marble vanity await. Three further bedrooms centre on handsome four-posters – each with its own bathroom. Up under the eaves, three more are tucked beneath the beams.



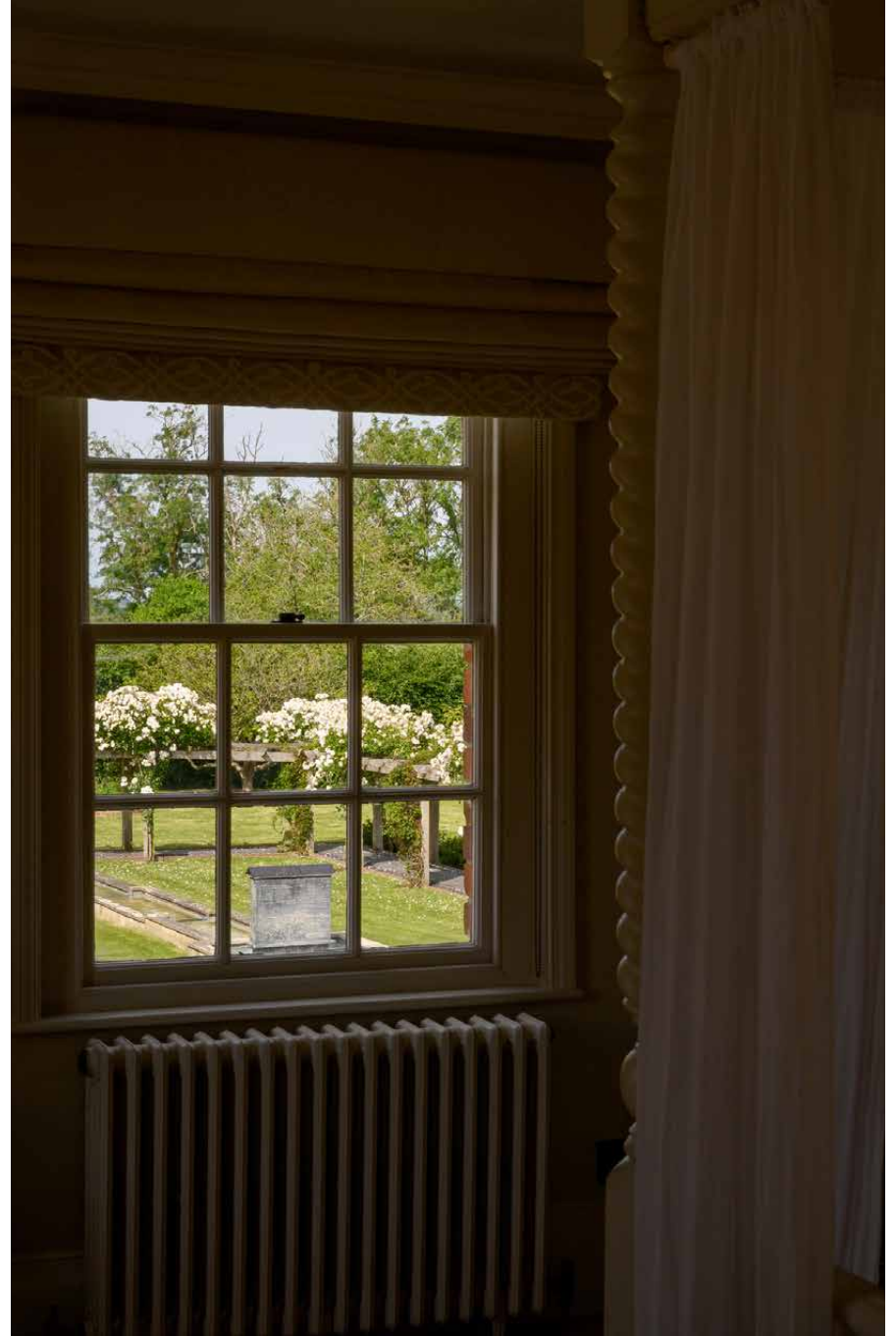










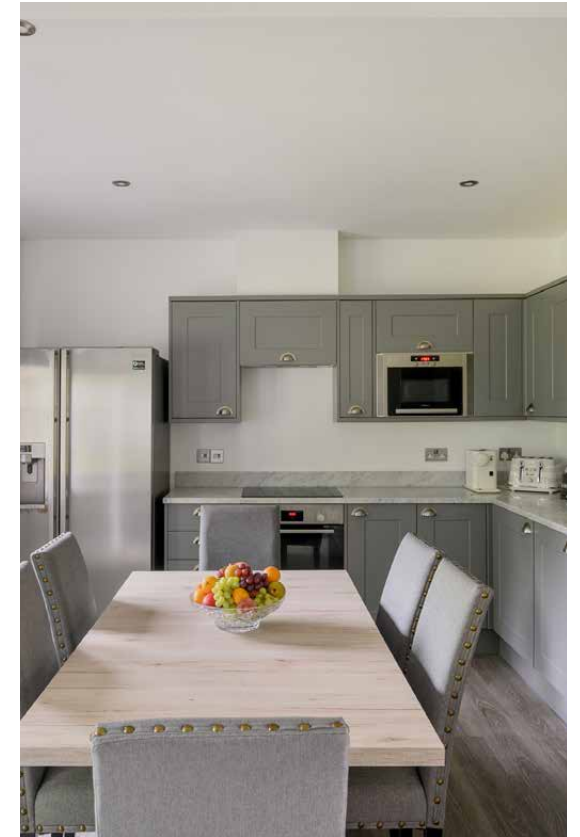






The apartment

The two-bedroom apartment is self-contained – featuring its own entrance, a grey-shaker kitchen and a small living space tucked under the roofline. Two calm double bedrooms sit off it, panelled and styled in soft grey. Both share access to a sophisticated family bathroom with a rolltop tub.



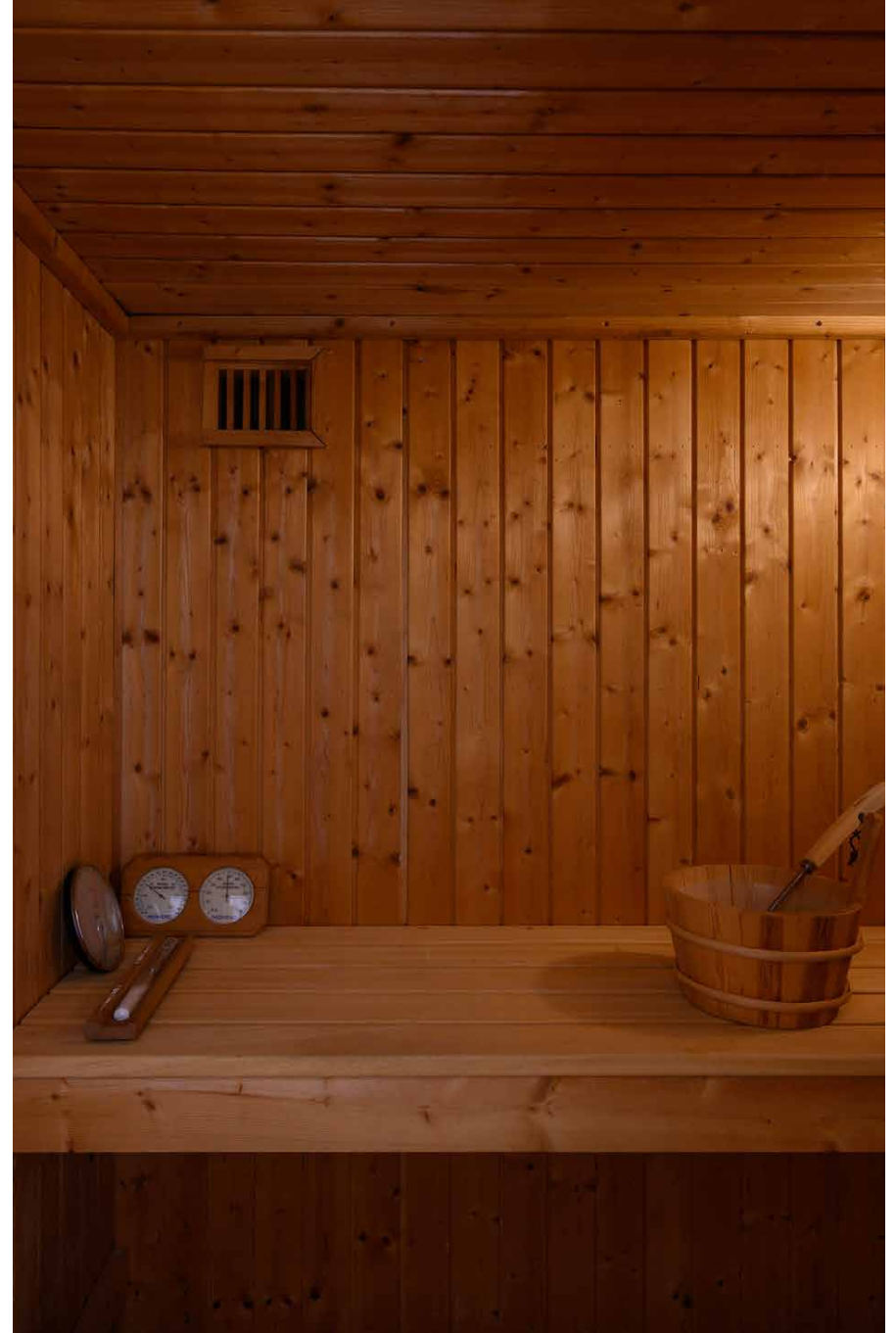






Leisure & wellness

The barn is the estate's party piece – a wellness-and-play wing that earns its keep whatever the weather's doing. There's a gym beneath the beams, a sauna and steam room for afterwards, and a dark, sink-into cinema room for the evenings. Elsewhere, perfect your swing with the golf simulator, ready to head out to the course. A further bedroom here makes it a retreat in its own right.





Outside space

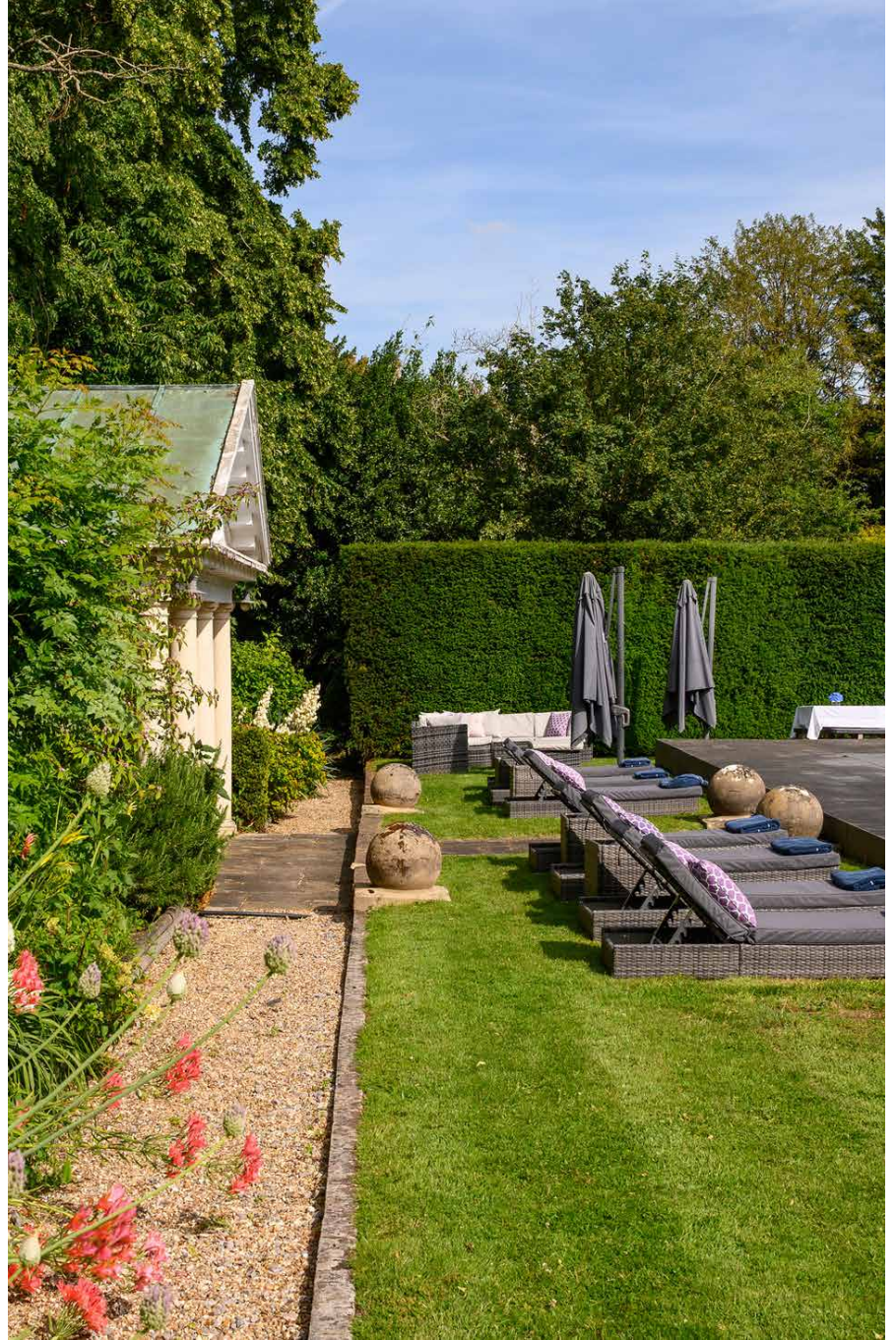
Outside, the celebrated gardens are the headline act – formal lawns, flowers and herbaceous borders first laid out by Esther Merton and lovingly restored. The heated swimming pool sits screened behind tall hedges, with a pool house and its own kitchen for long summer days. When you're done with laps, pick up the pace on the tennis court. Elsewhere, a walled corner gives over to serious outdoor cooking – a grill and a brick pizza oven for lunches that run into the afternoon – and golf buggies are on hand for crossing the grounds in style.







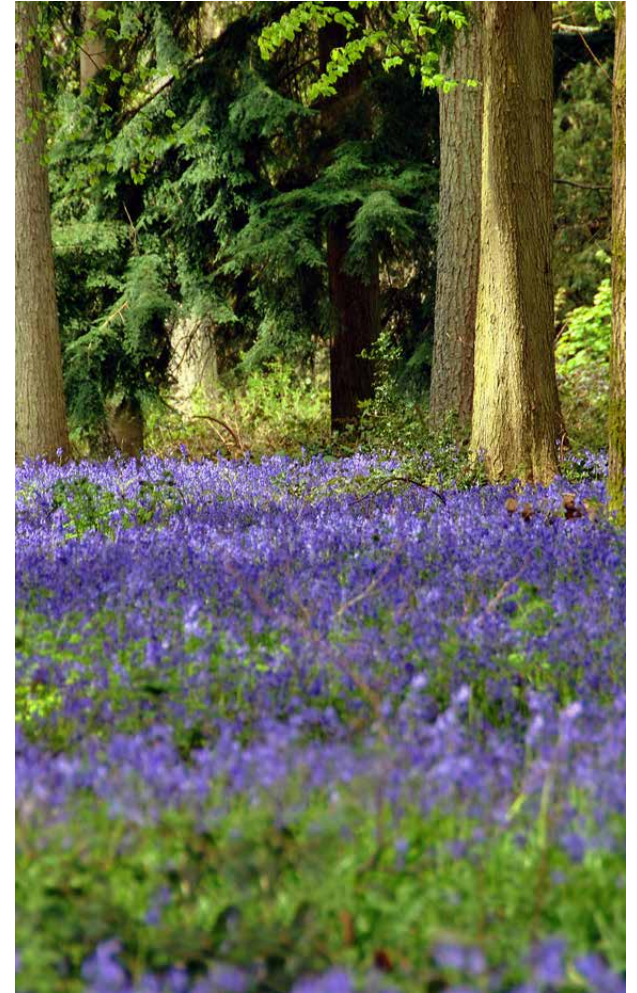
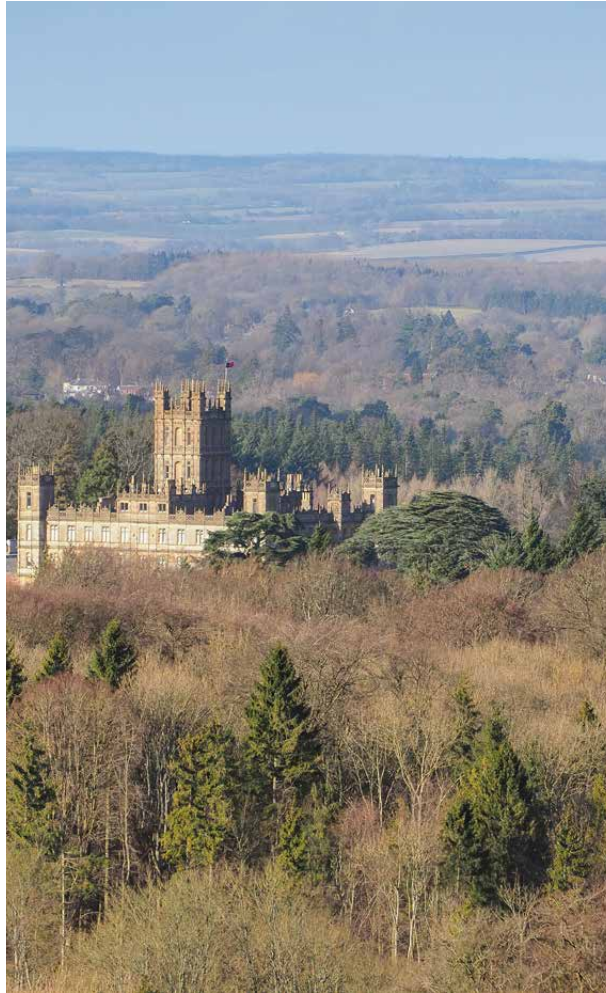


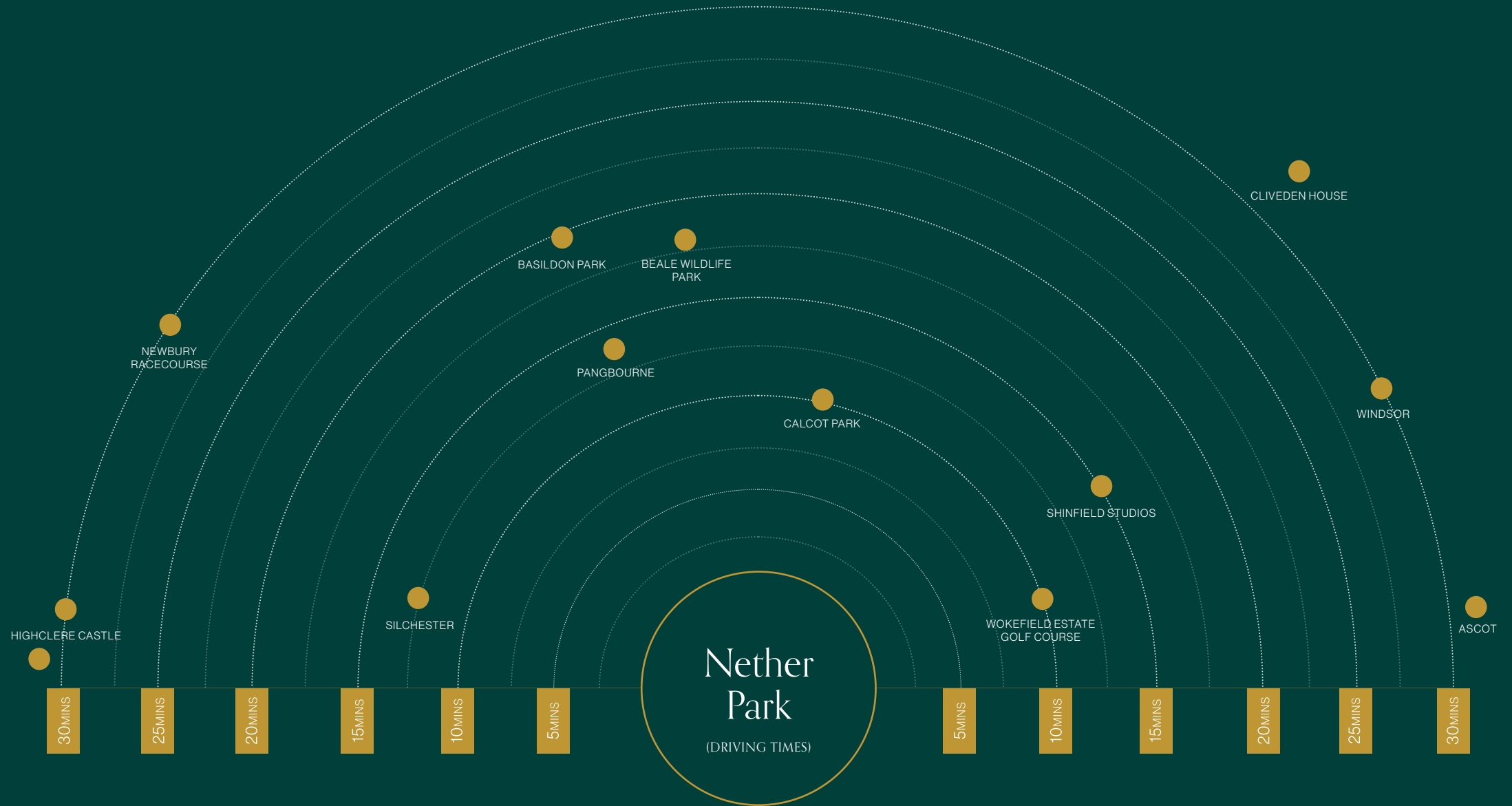


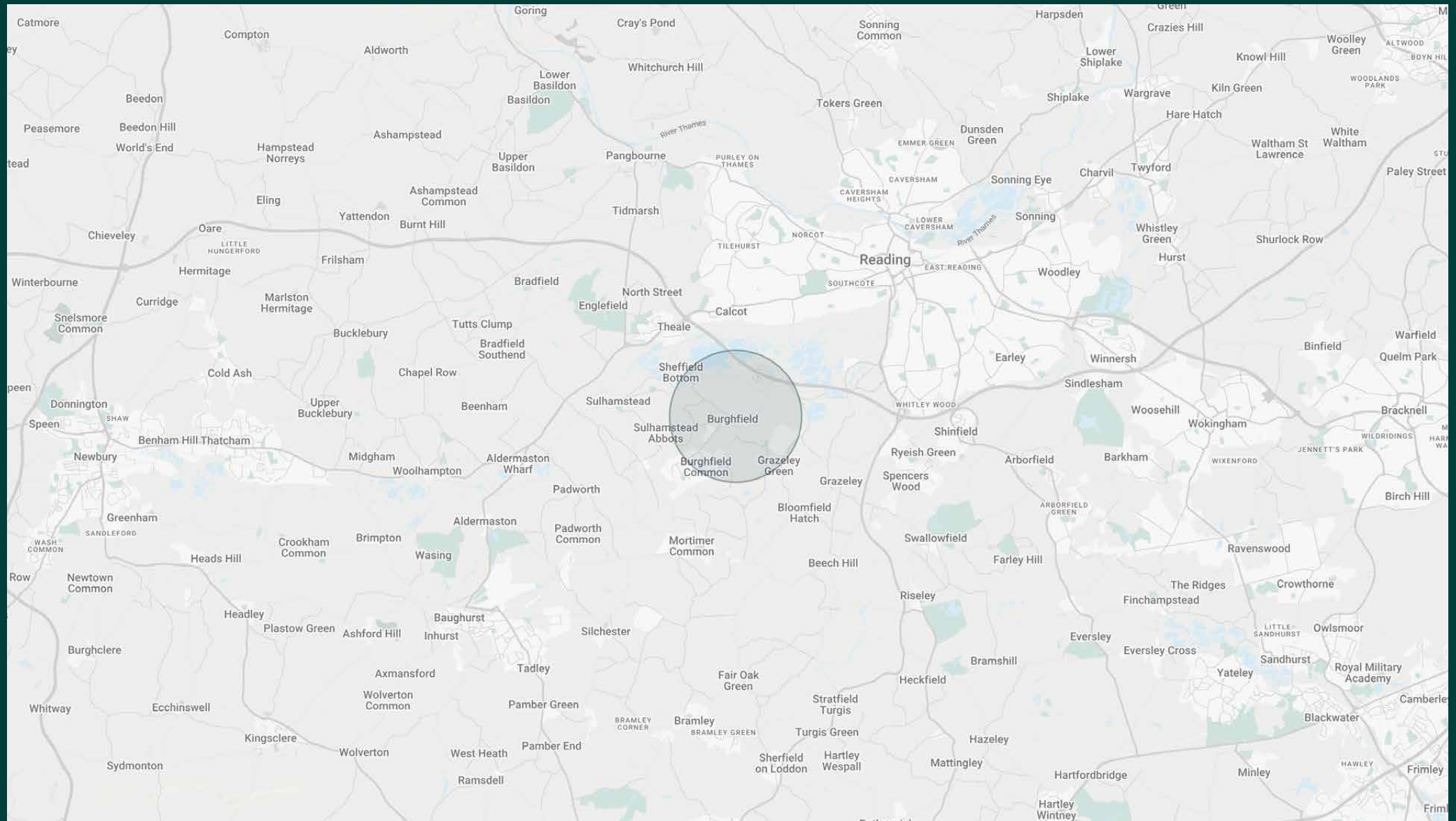


The surroundings

Nether Park sits in deep countryside near Burghfield, in rural Berkshire, yet it's anything but cut off: fast trains from nearby Reading reach London Paddington in around half an hour, and Heathrow is easily accessible. At the heart of Britain's film country, Shinfield Studios – the largest new film and TV complex in the UK – is just minutes away, with Shepperton and Pinewood both within easy reach. It's a quietly storied corner of England, too, fitting for an estate with a Norman queen in its past. A short drive south lies Silchester, where one of the most complete circuits of Roman town walls in the country still stands, circled by the banks of a 2,000-year-old amphitheatre. Grand houses dot the country all around: Basildon Park, the National Trust's honey-stone Georgian mansion that stood in for Netherfield in *Pride & Prejudice* and Highclere Castle – better known to the world as *Downton Abbey*. Golfers are spoilt for choice: Calcot Park and Wokefield Estate are both a short drive away. There's racing at Newbury and Ascot, family days out at Wellington Country Park and Beale Wildlife Park, market towns and good pubs in every direction.







Property features

- Historic court dating back to the 9th century
- Grade II* listed Georgian mansion set in celebrated gardens
- Vaulted kitchen, dining and reception room
- Formal dining room
- Drawing room and sociable family rooms
- Separate office space and study
- Seven bedrooms in the main house
- Self-contained two-bedroom apartment with kitchen
- One further bedroom in the leisure barn
- Heated outdoor swimming pool with pool house and kitchenette
- Leisure barn with gym, sauna, steam room and cinema room
- Outdoor kitchen with grill and pizza oven
- Tennis court
- Golf simulator
- Golf buggies on site
- Vaulted wine cellar
- Historic gardens by Esther Merton

What's included?

Personal check-in

Concierge and customisable services to add

Weekly housekeeping (for stays over seven nights)



Guest & concierge services

Tennis coach or yoga instructor. Tables at renowned dining institutions, tickets to sporting or music events, and tours of the surrounding countryside: we're here to ensure stays are nothing short of exceptional. Working alongside our carefully selected partners, we put tastemakers and health and wellbeing experts at our guests' fingertips.

Our statement spaces are just the starting point – to ensure everyone feels at home, our rates include:

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- Housekeeping
 - Flexible check-in/out
 - Luxury linens and toiletries
 - Legal compliance on all our homes
 - A personal welcome and arrival essentials
 - Unlimited access to guest services and tailored experiences
 - Professional inspection before and after every stay
 - Complete discretion





Please get in touch if you have any questions
or require any further information.

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