



BRIDGE HOUSE

STANFORD DINGLEY ♦ WEST BERKSHIRE

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STANFORD DINGLEY ♦ WEST BERKSHIRE

Streatley/Goring on Thames 9 miles ♦ Theale 6 miles ♦ Reading 10 miles
♦ Pangbourne on Thames 5 miles ♦ Thatcham 6 miles ♦ Newbury 9 miles ♦
M4 at Theale (J12) 5 miles, at Chieveley (J13) 9 miles
(Distances approximate)

An immaculately presented 3 bedroom, 3 bathroom detached cottage incorporating many original features and benefitting from a private gated driveway and garden leading down to the River Pang.

Set in the popular village of Standford Dingley, the property is Grade II listed and offers well appointed accommodation of approximately 1528 sq ft.

♦ A Beautiful Period Cottage In The Heart Of The Village With Private Gated Driveway And Garden Leading To The River Pang

♦ Close Driving Distance Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Under 30 Minutes

♦ Incorporating Period Features With Beamed Rooms And Walls Plus Benefitting From An Open Fireplace And Wood Burner

♦ 3 Double Bedrooms And 3 Bathrooms

♦ Total sq footage 1528 sq ft

SITUATION

Stanford Dingley is regarded as one of Berkshire's most beautiful and much prized villages, enjoying a particularly scenic and timeless setting in the Pang Valley. It boasts a long history with its Mill first mentioned in the Domesday Book. Other notable buildings include The Bull a 15th century old coaching Inn which has a wealth of old beams, the 18th Century Old Boot Inn, and the parish church of St Denys which dates back to the 13th century with possible earlier origins.

Throughout the village there are numerous attractive houses and cottages and several scheduled buildings, not least including the Old Rectory, a splendid Georgian house of mellow red brick. From the village there are good road communications providing ease of access to Reading, Newbury and to Oxford from the A34 & M4 (junctions 12 & 13). For Train commuters there are mainline stations at Pangbourne on Thames and Theale providing fast services up to London(Paddington) in well under the hour.

The village owes its name to William De Standford, who was a lord of the manor in 1224 and to Richard Dyneley mentioned in 1428 as the son of William Dyneley Esq, the bodyguard to Henry VI. Throughout the ages industries have thrived in Stanford Dingley including a tannery based originally on ample supplies of oak bark, a smithy and more recently there was a bottle factory near the bridge, with its products occasionally found in the surrounding gardens.

Bradfield College, the well-known Public School located a few miles from Stanford Dingley, has excellent leisure, fitness and sports facilities including a large indoor swimming pool all of which are available for use by members of the public. The facilities also include squash, badminton and tennis courts, hockey and a 9-hole golf course.

The area is also extremely well served by an excellent range of both state and private schooling, of particular note; St Andrews, Bradfield College, Pangbourne College, Downe House, Elstree, Cranford House, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

Bridge House is a beautifully presented cottage with many original features. With white rendered brick and clay tile roof it has 3 gable dormers and in more recent years has been enlarged on the ground floor. Benefitting from sympathetic upgrading, the property showcases exposed wall and ceiling beams alongside modernised bathrooms and kitchen. Entrance is into the dining room with tiled floor and stair access at the rear. The sitting room has an Ingelnook open fireplace and overlooks the front and side of the property. The kitchen incorporates an island as well as a family area with a woodburner. The rear lobby has a back door and access to the utility room, shower room and bedroom 3. Upstairs is fully carpeted, apart from the bathroom floors which are tiled. There are 2 double bedrooms, both with built-in storage. One of the bedrooms has an ensuite shower room and there is an additional family bathroom and claw-foot bath.











OUTSIDE

Wooden gates lead into the gravelled driveway which offers parking for several cars. The garden sits to the side of the house which is mainly laid to lawn with hedged boundaries. At the end of garden is the River Pang, separated from the property by a low level fence offering a wonderful peaceful sanctuary.

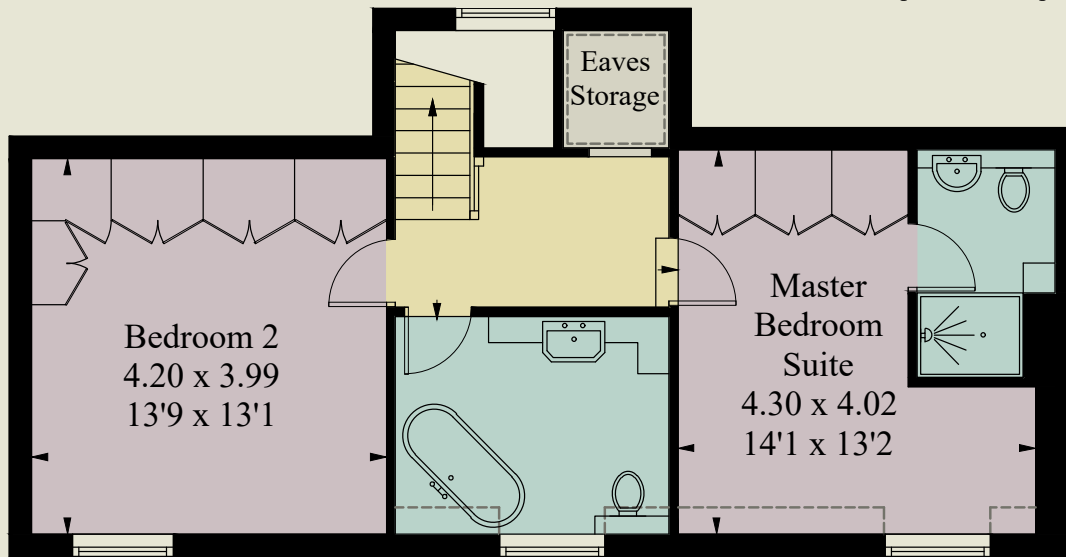


Bridge House, Stanford Dingley, Berkshire, RG7 6LS

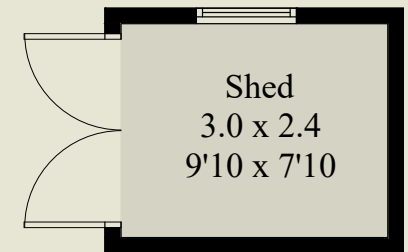
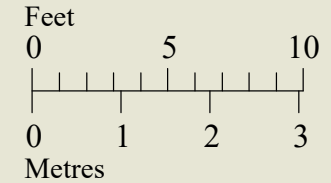
Approximate Gross Internal Area = 142 sq m / 1528 sq ft

Limited Use Area = 3 sq m / 32 sq ft Outbuilding = 7 sq m / 75 sq ft

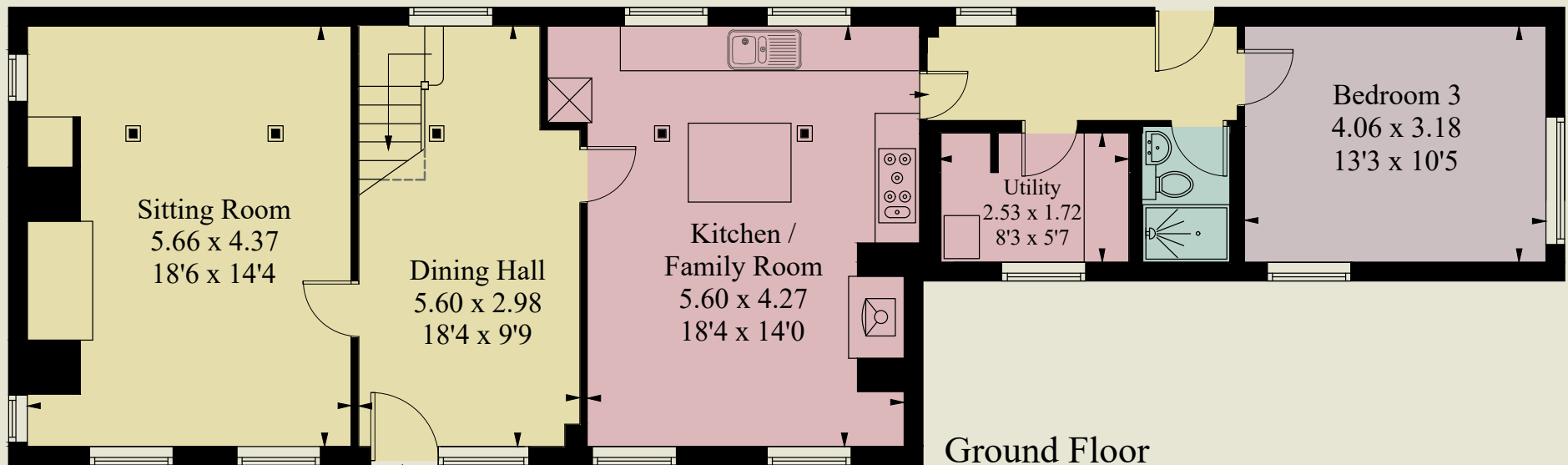
Total = 152 sq m / 1636 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

CREATESPACE DESIGN ref 439

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Oil fired central heating and hot water.

Council Tax: G

Energy Performance Rating: Exempt

Postcode: RG7 6LS

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

Upon entering the village from Back Lane, turn left for the main village. Go past the church and The Bull Inn and Bridge House will be found on the left hand side just before the bridge.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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