



ROMAN WAY

STANFORD DINGLEY ♦ WEST BERKSHIRE



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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)

A stunning period family residence of historical origins and significant character, retaining many of its original features set within 6 acres of mature gardens and grounds incorporating cultivated & productive fruit orchards & vegetable gardens & including a separate paddock, nestling in this beautiful village of Stanford Dingley.

Grade II listed with thatched detail, the property offers 3 reception rooms, 4 bedrooms and 2 bathrooms of approximately 2,217 sq ft with the additional benefit of a detached thatched garage, workshop/store and large shed and outbuildings.

♦ An Exquisite Period Family Residence Of Striking Architectural Design, Peacefully Set In Approximately 6 Acres Of Gardens, Opening Out Onto Rolling Open Countryside With Wonderful Views All Round

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

♦ Beautiful Beamed Reception Rooms, Sitting Room with Inglenook Fireplace

♦ Main Bedroom with En-Suite Bathroom and 3 Further Double Bedrooms and Family Bathroom

♦ Detached Garage with Stable Loft, carport and Workshop

♦ Total sq footage 3,261



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

Roman Way is believed to date back at least 500 years and holds historical significance, most importantly from its name which is taken from the Roman Way which runs to the side of the property. With part thatched and tiled roof, the house is timber framed with tile hung gabled dormers alongside diamond leaded windows giving a most superior first impression.

As you approach the property into the covered porch, the magnificent solid oak front door with intricate "types of bread" detail can be observed, which is a reminder that in 17th Century it was a former bakery. The entrance hall shows off its impressive staircase and doors which are all solid oak. There is a coats cupboard and large cloakroom with additional storage space and back door access. The sitting room faces the rear of the property with panoramic views of the stunning gardens and grounds. There are french doors to access and a simply beautiful inglenook fireplace with intricate etched wooded surround. In the dining room is floor to ceiling linenfold panelling, believed to be the same craftsman who installed it in Hampton Court Palace, as well as an immaculately kept ORIGINAL bread oven. The kitchen offers a most wonderful view of the paddocks adjacent which is often frequented by sheep. There is a separate pantry and also a utility room which then leads to the office.

There are 2 staircases, the main leading from the hallway up to the landing. All 4 bedrooms are doubles and there are 2 bathrooms. The rear staircase takes you back down to the kitchen.

A stunning period property, under the same ownership for almost 60 years, with beautiful gardens and grounds. An early viewing is recommended.

OUTSIDE

Occupying a secluded position, the house is approached through a gate with hedging along the front giving privacy. The path is flanked either side by Magnolia trees.

The more formal gardens are accessed either from the side or the french doors from the living room. Mainly laid to lawn incorporating bountiful borders of flowers and plants, there is a raised seating area facing south and offering views of the stunning and more wild gardens beyond which flower throughout the year with simply wonderful beautifully colourful planting providing a haven to watch, walk through and enjoy. Near the top boundary is a secure tennis court privately tucked away out of site from the house.

The formal garden then opens out to extensively cultivated, productive gardens including fruit orchards and a large vegetable garden with two greenhouses and workshops and even a pig-sty on the land. To the far boundary is a separate paddock of around 2 acres backing onto a small woodland area.

On the opposite side of the lane is the generous parking area and further land alongside the detached garage, car-port and workshop. Above the garage is a separately entered hay-loft room.

Altogether a simply wonderful balance of family living with extensive outdoor cultivated space for a rural lifestyle with beautifully appointed gardens, extending in all to approximately 6 acres.



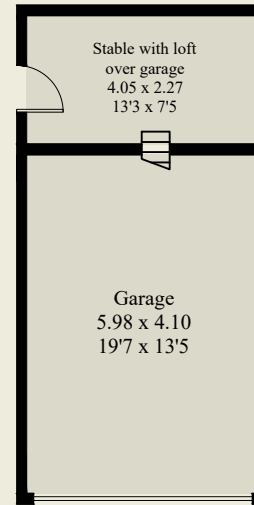
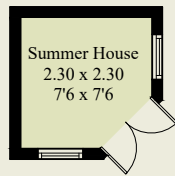
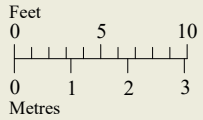


Roman Way, Stanford Dingley, Berkshire, RG7 6LT

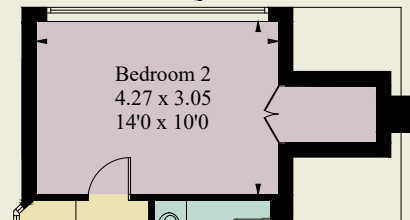
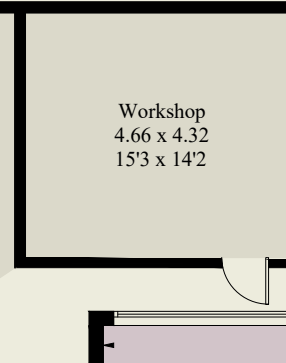
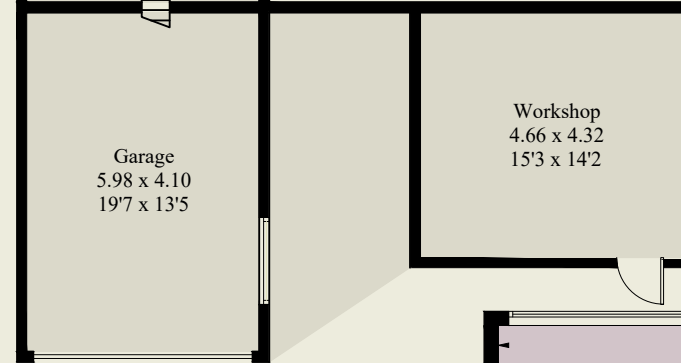
Approximate Gross Internal Area = 206 sq m / 2217 sq ft

Limited Use Area = 7 sq m / 75 sq ft Outbuildings = 90 sq m / 968 sq ft

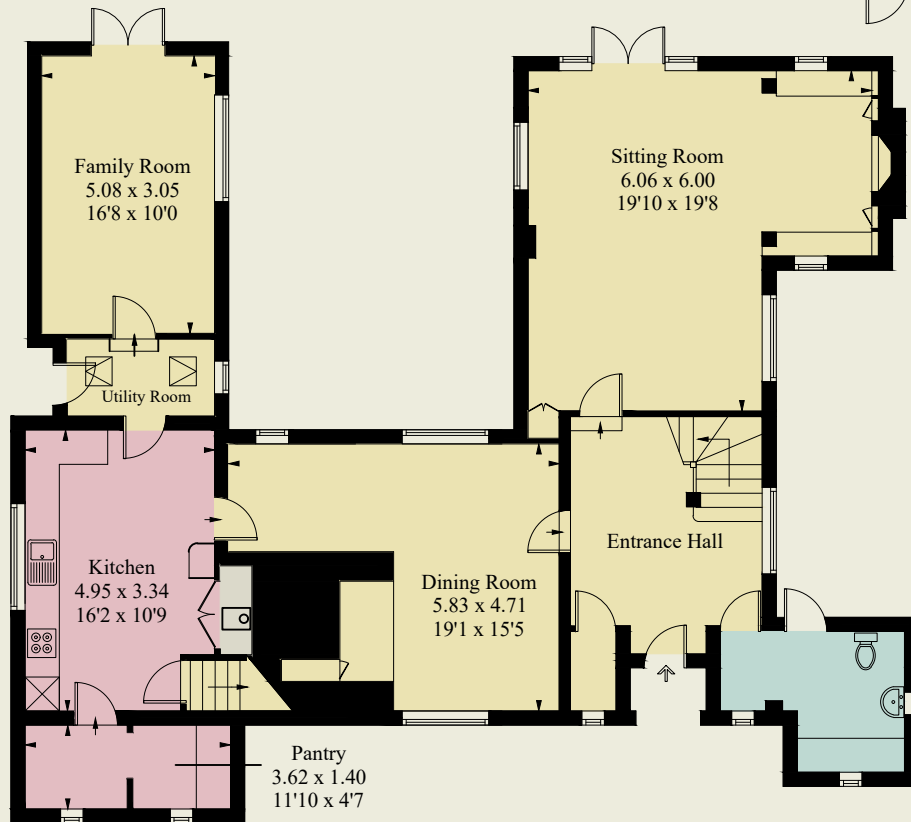
Total = 303 sq m / 3261 sq ft



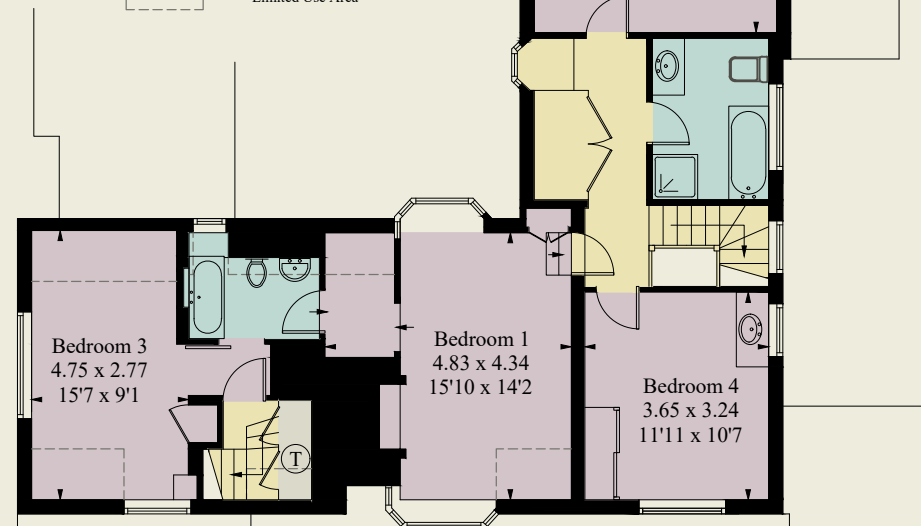
(Not Shown In Actual Location / Orientation)



--- = Limited Use Area



Ground Floor



First Floor

CREATESPACE DESIGN ref 333

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 6LT

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 on the left hand side and over a small river bridge. At the next junction turn right onto the lane and drive past The Boot Inn on your left and Roman Way will be found further along after an open field on the left hand side as you leave the village. Parking for Roman Way is directly opposite (on the right hand side of the lane) in front of the thatched garaging.

Directions from M4:

Exit Junction 13 on M4 and take the 4th exit towards Oxford/Chieveley/Hermitage. Keep left at the fork and follow the signs for Chieveley/Hermitage/Beedon. Turn right onto Graces Lane, then continue onto Priors Court Road for about 1 ½ miles. At the roundabout, take the first left. In less than ½ mile turn right onto Marlston Road and stay on this road for about 4½ miles. Into Bucklebury village and then turn left (signposted Stanford Dingley), just before the church. Over the small bridge. Turn right and continue into the village. Turn right onto Cock Lane, past the village church on your left. Go past the church and The Bull Inn on the left hand side and over a small river bridge. At the next junction turn right onto the lane and drive past The Boot Inn on your left and Roman Way will be found further along after an open field on the left hand side as you leave the village. Parking for Roman Way is directly opposite (on the right hand side of the lane) in front of the thatched garaging.

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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