

Price £950,000



The Lodge Stanford Wood, Tutts Clump
Berkshire RG7 6JU



THE LODGE STANFORD WOOD, TUTTS CLUMP

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An exquisite and sophisticated three double bedroom detached cottage set in gorgeous gardens with an adjoining meadow/paddock. The total is some 2.14 acres and it sits in a lovely rural area of outstanding natural beauty. The cottage has undergone a major transformation having been cleverly extended and modernised by a well regarded local architect and it is completely interior designed to a very high standard. The stunning accommodation includes entry hall, triple aspect living room with study area and double sided fireplace, gorgeous kitchen/breakfast room with Aga, master bedroom with en-suite shower room, two further double bedrooms and bathroom. There is oil-fired central heating and double glazing throughout. The manicured garden has a superb covered outdoor entertaining area with huge open fireplace, and there is driveway parking and an adjacent meadow/paddock with large calm feature pond. NO ONWARD CHAIN.

LOCATION

Tutts Clump is a small picturesque hamlet nestling in an area of outstanding natural beauty located between the villages of Bucklebury and Stanford Dingley, just a few miles from J12 of the M4 and only 8 miles from Reading town centre. Nearby Bradfield College has a superb sports facility with public membership available and the adjacent village of Bradfield Southend offers primary school, shop/post office, village hall and public house. Theale main line rail station is also nearby with a regular service to London Paddington and the West Country.

Ground floor

The accommodation is accessed via a wooden gate with canopy. A pathway then leads to the front door with storm canopy porch over. Through to entrance hall with beautiful tiled floor and access to all principal downstairs rooms together with stairs to first floor accommodation. The living room has a double sided wood burner and is triple aspect with double glazed French doors overlooking the rear garden and two windows to side aspect. Open plan into the study area with feature double glazed bay window to front aspect. The kitchen/breakfast room has been very cleverly designed and installed by Ben Heath Kitchens. It has double glazed French doors leading out onto a superb outdoor entertaining area. There is also a feature bay window to side aspect with built-in window seat. The kitchen has been well appointed with a smart range of eye and low-level units incorporating Range cooker, dishwasher, sink unit, fridge/freezer with built-in larders and further built-in dressers for storage. The utility/cloakroom, again accessed off the hallway, has been cleverly designed with plumbing for washing machine with an oil-fired boiler servicing domestic hot water and central heating system.

First floor

Comprises three very dramatic double bedrooms, all having vaulted ceilings with exposed timbers. The master bedroom is a generous size with built-in wardrobes and is dual aspect with beautiful views across your own paddocks. A walk through area then has additional shelving for storage. The beautiful en-suite shower room comprises low-level, WC, pedestal wash hand basin and walk-in shower cubicle and offers lovely views across the fields. Two further bedrooms, both double aspect, have built-in wardrobes and have wonderful views. A smartly refitted family bathroom with bath and shower attachment over, pedestal wash hand basin and low-level WC completes the accommodation.

Driveway & Gardens

To the side of the property is a gravel driveway providing parking for several vehicles. The remainder of the garden has been laid to lawn with beautiful flower and shrub borders with pathways circumventing the property. An outstanding feature of this stunning garden is the outdoor entertaining area which has a glass roof with electric patio heaters and lighting and an open fireplace. The garden is enclosed by post and rail fencing with a five bar gate providing access from the

driveway to the adjoining meadow. In total the garden and the meadow/paddock are measured to 2.14 acres with the meadow being part laid to lawn with a beautiful ornamental pond with bridge. The remainder has been left to wild flowers.

There is approximately an additional 6.8 acres of paddock positioned directly opposite The Lodge on the other side of the lane and in view of the property with stable block and power, light and water connected is available by separate negotiation at a guide price of £150,000. Further details are available upon request.

SERVICES & COUNCIL TAX

Mains electricity, water and drainage are connected to the property. Central heating is by way of oil. The property is in Band H. Current charge for 2017-2018 is: £3,267.02. Telephone West Berkshire Council on: 01635 42400.

DIRECTIONS

From the Robin Hood roundabout in Newbury proceed on the A4 in the direction of Thatcham. Continue through the various sets of traffic lights and over the Wyevale Garden Centre roundabout continuing on the A4 through Thatcham. After passing through the town centre take the second exit off into Harts Hill Road. Proceed over the roundabout, continuing on Harts Hill Road into Upper Bucklebury. Follow the road through Upper Bucklebury out along Bucklebury Common, passing through the village of Chapel Row. After the village of Chapel Row continue again along the road passing through The Avenue of Oaks and just as you see the sign for Southend Bradfield turn left signposted Tutts Clump. Follow the road down to the T-junction turning right, then take the next turning left following this road through the hamlet of Tutts Clump. Pass the vets surgery on the left hand side and the paddocks and stable block can be identified by the Downer & Co. For Sale board on the right hand side.

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only to the finished product. Due to the time at which this document was produced, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

VIEWINGS

Strictly by prior appointment through Downer & Co.'s Newbury office on: 01635 523777.

NOTE: Some of the photography used in this brochure was made available by www.jawphotography.co.uk. The architecture for the design of the cottage is Absolute Architecture based in Newbury.



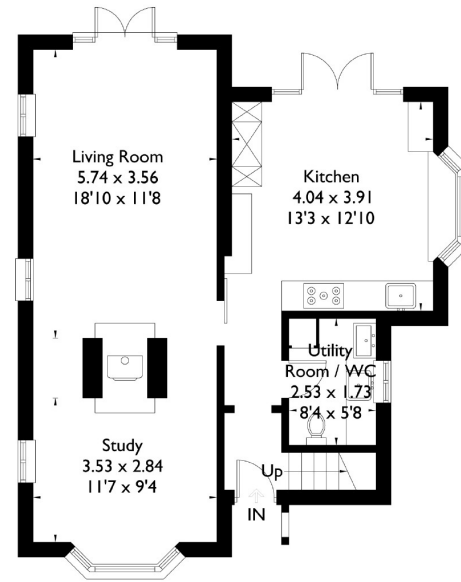


The Lodge

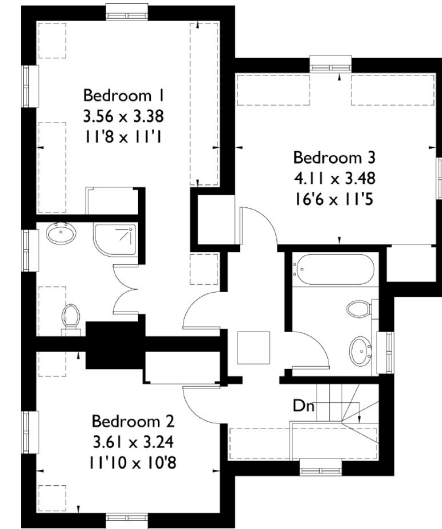
Approximate Gross Internal Area
135.1 sq m / 1454 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only. Not to scale
Ref: 190388

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