

THE SPRING





THE SPRING, STANFORD DINGLEY,
WEST BERKSHIRE, RG7 6LX

ENTRANCE HALL • CLOAKROOM • KITCHEN • 4 RECEPTION
ROOMS • STUDY AREA • 4 BEDROOMS • 2 BATHROOMS
• DOUBLE GARAGE & WORKSHOP • ALITEX GREENHOUSE
• PADDOCK • STABLE/SHED • GARDEN • TERRACE
• SPRING FED POND

A CHARMING FAMILY HOME IN THE HEART OF STANFORD DINGLEY WITH A SENSATIONAL GARDEN.

DESCRIPTION

The Spring is a delightful Grade II Listed family home, both welcoming and spacious. The blend of exceptional period features and contemporary space work beautifully to combine character and charm with modern living.

The ground floor offers generous living space with a family room, a snug and a spacious living room. The inglenook fireplaces, exposed beams and characterful windows and doorways are a nod to the history of this beautiful home.

The kitchen is a practical space with a fabulous Electric cornflower blue two oven Aga with matching companion unit with ovens and gas hob, providing great warmth in the cooler months of the year. Connected to the kitchen is an excellent open plan space for entertaining family and friends with views over the much-loved garden.

Upstairs there are four double bedrooms and two bathrooms. The bedrooms are all

of a generous size and offer ample discreet storage.

Outside the gardens are a haven of peace and tranquillity. Bursting with colour and enthusing the senses, they are simply delightful and a wonderful place to relax and unwind.

The garden is predominantly laid to lawn, interspersed with a variety of herbaceous borders and mature specimen trees. There is also a bespoke Alitex greenhouse and raised beds discreetly nestled to the rear of the garden overlooking the meadows surrounding The Pang. Much love and care has gone into the design and layout of the outdoor space and this is evident in the separate 'rooms' throughout the garden, including the spring fed pond and stream and various seating areas. The terrace is a great spot for sundowners or a family BBQ in the summer months. The paddock and double garage with workshop are directly opposite the house across the village lane.



LOCATION

The Spring is nestled in the heart of Stanford Dingley. Ideally located for access to London, this stunning home exudes peace and tranquillity with delightful views over the gardens and surrounding countryside.

Stanford Dingley is a pretty and highly desirable village in West Berkshire with a saxon church and two public houses: The Old Boot and The Bull, currently being refurbished – both equally welcoming and a wonderful choice for where to end a long country walk! There are several circular walks, long and short, accessible from the village.

Ideally situated, the village is surrounded by stunning countryside within the valley of the River Pang, an AONB and a Conservation Area.

The nearby villages of Bucklebury and Bradfield offer a variety of excellent local amenities including churches, public houses and village shops. Nearby Thatcham, only a few miles away, has a handy Waitrose.

A short drive away, Reading and Newbury provide more comprehensive facilities and shopping centres.

The area offers a great choice of schools such as St Andrew's Preparatory School; Downe House; Pangbourne College, Elstree Preparatory School, St Gabriel's School and Bradfield College to name but a few. Bradfield College also has excellent sporting facilities available via membership, including a golf course, indoors sports complex, pool and tennis centre.

The area benefits from excellent commuter and travel facilities with easy access onto the M4 at junctions 12 and 13 to London and the West Country, and an excellent train services from Reading, Pangbourne and Theale to London Paddington.



PANGBOURNE 5 MILES (LONDON PADDINGTON
55 MINS; OXFORD AND MAIN LINE TO THE WEST)
THEALE 6 MILES (LONDON PADDINGTON
45 MINS)
NEWBURY 9 MILES
READING 10 MILES (LONDON PADDINGTON
27 MINS)
M4 (JUNCTION 12) 6 MILES
ALL DISTANCES AND TIMES ARE APPROXIMATE









GENERAL INFORMATION

Tenure: Freehold. Grade II Listed.

Services: Mains water, drainage and electricity. Oil-fired central heating.

Postcode: RG7 6LX.

Viewing: Strictly by appointment through Sharvell Property Ltd.

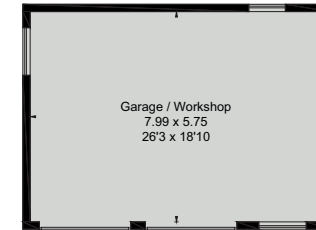
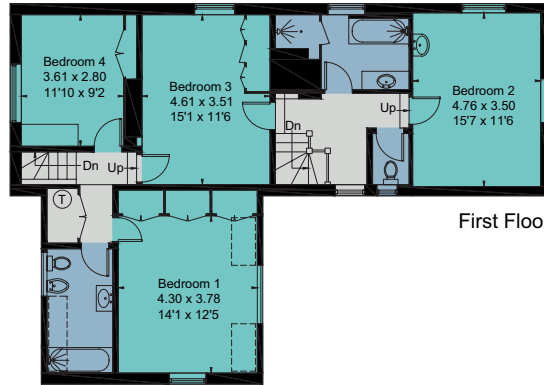
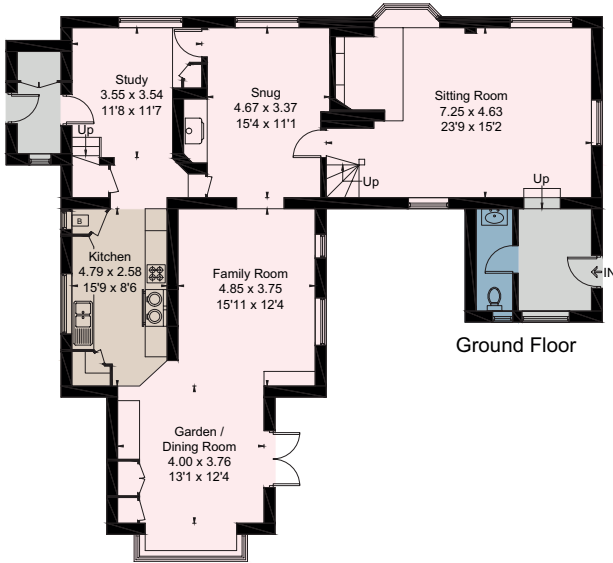
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities

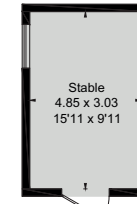
West Berkshire Council, Market Street, Newbury, RG14 5LD. Tel: 01635 521111.

Council Tax Band G.

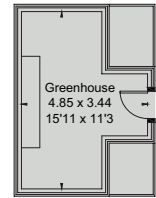
Gross Internal Area (approx)
 House = 227.6 sq m / 2450 sq ft
 Garage / Workshop = 46 sq m / 495 sq ft
 Outbuildings = 27.6 sq m / 297 sq ft
 Total = 301.2 sq m / 3242 sq ft
 For identification only. Not to scale.
 © Floorplanz Ltd



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Outbuildings

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