



50 Abbey Gardens, Upper Woolhampton RG7 5TZ  
Price: £470,000



## Features.



### NO ONWARD CHAIN

## Description.

Built in 2002, this traditionally styled three bedroom end of terrace mews house forms part of the re-development of the old monastery and school at Douai, a Benedictine Abbey built in Upper Woolhampton when the community was expelled from its former site in Northern France in 1903. Located in an area of outstanding natural beauty and set in stunning landscaped communal grounds, the property has its own private south-west facing garden, two garages and additional parking.

Accommodation includes entrance hall, cloakroom, spacious living room with twin set of french doors to garden, kitchen/dining room, master bedroom with en-suite shower room, two further double bedrooms, bathroom, private garden to both front and rear, double garage with parking and stunning communal grounds including use of tennis courts, cricket ground and pavilion and a children's play area.

### Lease details and Outgoings:

**Lease** - 999 years from 2002

**Estate Charge** - £1,580 p.a. for management of communal grounds.

**Ground Rent** - £150 per annum





## Location.

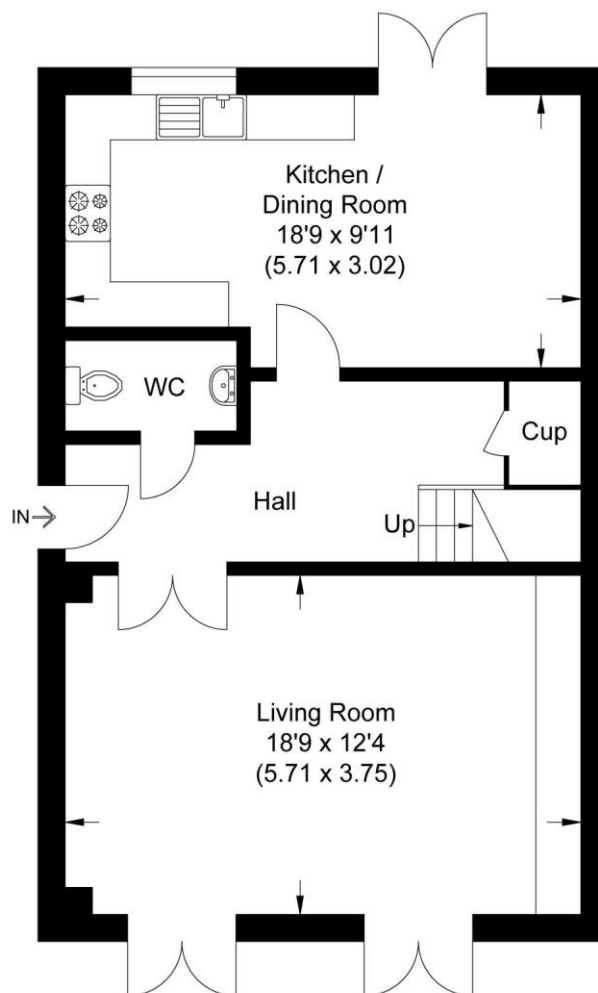
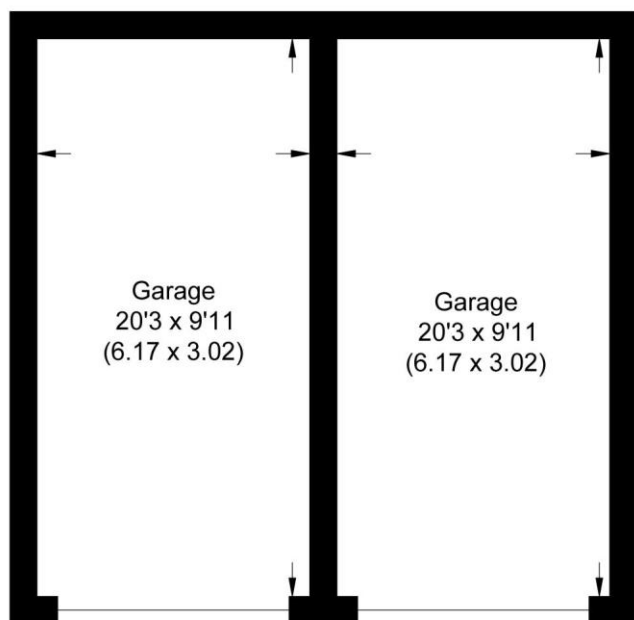
Upper Woolhampton is in a area of outstanding natural beauty and surrounded by the most glorious countryside offering stunning walks along a network of footpaths and bridleways with various public houses en-route including The Bladebone at Chapel Row and The Bull at Stanford Dingley. There are both public and private schools in the area with very good reputations including the independent schools of Elstree, St.Andrews, Brockhurst, Marlston, Bradfield, Downe House and Cheam. There is also a local primary schools in Woolhampton and St Finian's Catholic primary school in nearby Cold Ash.

The nearby village of Woolhampton is roughly equidistant between Reading and Newbury. There is a local shop, mainline train station serving Reading, Newbury and London Paddington as well as the West Country. There are two public houses - The Angel and the canal side Rowbarge, with its extensive gardens, Molly's café and there are miles of countryside and canal side walks to also enjoy.

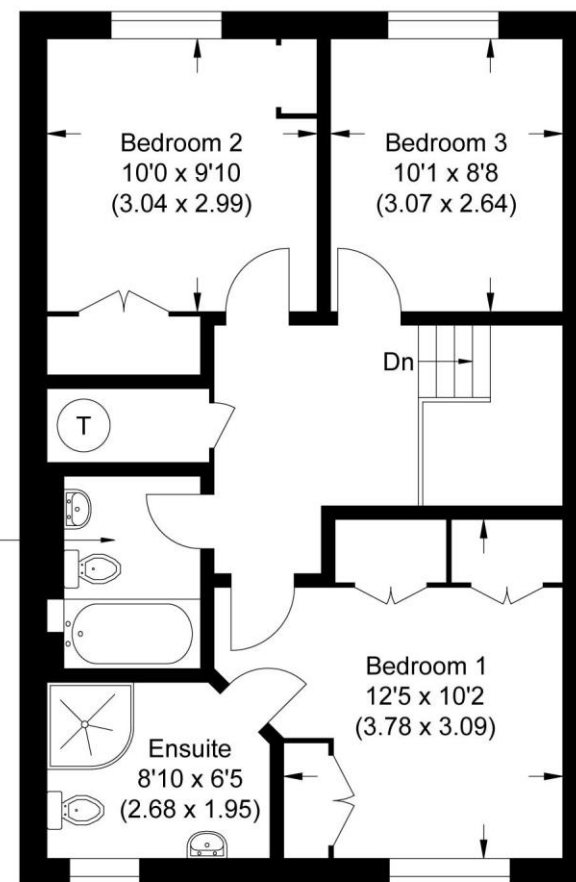




Approximate Gross Internal Area  
103.58 sq m / 1114.92 sq ft  
(Excludes Garage)  
Garage Area 39.12 sq m / 421.08 sq ft



Ground Floor



Bathroom  
7'0 x 5'7  
(2.13 x 1.70)

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

#### PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. 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.

**EPC: D**

**COUNCIL TAX BAND: F**  
**2025/2026: £3,390.86.**

**TENURE: LEASEHOLD**

For more information on this property or to arrange a viewing please call the office.

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