



THE OLD STORES

ASHAMPSTEAD ♦ BERKSHIRE



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Pangbourne - 5 miles ♦ Goring & Streatley - 5.5 miles
♦ Hampstead Norreys - 3 miles ♦ Upper Basildon - 3 miles ♦
Compton - 4 miles ♦ Reading - 11 miles ♦ Newbury - 10.5 miles
♦ Oxford - 24 miles ♦ A34 At East Ilsley - 6 miles ♦
M4 (J.12 At Theale) - 7 miles / (J.13 At Chieveley) - 8 miles
(Distances approximate)

Enjoying a relaxing ambience and outlook, the setting is delightful, being idyllically located in a most desirable location within this quintessential English village, just a short distance to extensive amenities, shops, restaurants, river and hills, and mainline railway station affording direct access to London in under the hour.

A beautifully refurbished Grade II listed village house, offering generous accommodation of 2,626 sq ft including 4 reception rooms, 4 bedrooms, 2 bathrooms within charming gardens and grounds and stunning terrace with swimming pool.

♦ A Grade II listed former “stores” Extending To Approximately 2,626 Sq Ft Of Striking Architectural Design & Exceptionally Stylish Interiors

♦ Quintessential English Village Within Close Distance to The River Thames, Extensive Amenities, Outstanding Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Gated Gravelled Driveway

- ♦ Entrance Hall
- ♦ Sitting Room
- ♦ Family Room
- ♦ Dining Room
- ♦ Kitchen
- ♦ Utility Room
- ♦ Cloakroom
- ♦ Office/Games Room In Basement

- ♦ Landing
- ♦ Main Bedroom Suite With Generous En-Suite With Bath and Separate Shower
- ♦ 3 Further Double Bedrooms
- ♦ Family Bathroom

♦ Long Detached Garage with Integrated Shed

♦ In All Extending To Approximately 3,196 Sq Ft

♦ Private & Mature Landscaped Gardens & Grounds with Swimming Pool, All In Plot Extending to 0.17 of an Acre



SITUATION

The village of Ashampstead, known in the 13th and 14th centuries as Esshamstede, lies in an area of 'Outstanding Natural Beauty' high up on the Berkshire Downs surrounded by a delightful countryside, a large portion of which is owned and farmed by the Yattendon Estates with neat hedgerows and crops in rotation.

Small and largely unspoilt, the village retains its quiet country charm with the principal local industries still being farming and forestry. There is a village green and around the central part of the village are a number of interesting listed properties, many dating from the 16th century and the Church of St Clement dates from the 12th century with 13th century frescoes and a 15th century wooden bell turret, with the remaining bell bearing the inscription 'Henry Knight made me in 1662'. Casey Fields farm shop offer a huge range of produce from daily fresh fruit and vegetables to a deli with a full range of local artisan cheeses, cold meats, pies and a very popular butchers counter.

There are many bridleways and footpaths in the surrounding area and the village enjoys good road communications, being located just off the B4009 road which runs across the downs from Newbury to

Streatley on Thames. The M4 motorway can easily be reached at either junction 12 or 13 and the A34 dual carriageway, linking Newbury with Oxford is within easy driving distance. For rail commuters there are local stations at Goring-on-Thames and Pangbourne providing excellent services up to London (Paddington) in under the hour.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Hampstead Norreys Primary School and The Downs Secondary School in Compton, but also Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.





PROPERTY DESCRIPTION

Originating from of 16th Century and with additions in the early 19th Century, The Old Stores has a rich history within the village. A former Tea Merchant's shop and warehouse, village bakery and then village store which then closed in 1970's, the property has only had 3 owners since being converted into a residential property. Sitting in a prime position and with red brick elevations under a tiled roof, the property has stunning beamed interiors, lath and plaster walls and sash windows, alongside modernised kitchen and bathrooms. Entrance is into a reception hall with beautiful staircase and doors through to the dining room on the left and sitting room to the right. The sitting room features the former shop window which offers an abundance of natural light. The room extends the depth of the property and to the further end are views of the garden and door giving direct access. This end also has the trapdoor access down to the

basement. A staircase takes you down into the room which is currently used as an office/games room. The family room sits in the middle of the house and has a Barbas multi fuel fire and French doors lead onto the terrace for "al fresco" dining and entertaining. An inner hall incorporates a pantry and then goes into the kitchen. Featuring handmade "Plain English" design units and incorporating integrated appliances as well as a range recess with the original bread oven. A stable door then takes you to the back hall with separate cloakroom and utility room with rear door. Upstairs, the main bedroom looks out on the garden and has its own luxurious bathroom suite with claw foot bath and separate shower. There is access to the loft from the ensuite and provides a good amount of storage space. There are 3 further double bedrooms all with built in wardrobes and a family bathroom. Careful planning and attention has been provided, resulting in a striking home.



OUTSIDE

Quietly situated in the heart of the village, the house sits behind beautiful black railings with gate leading to the front door. The driveway access is off Chapel Lane. Electric gates take you onto the gravelled driveway with ample parking and leading to the large detached garage. The garage provides additional parking and has a separate integrated shed. A terrace coming off the back of the property allows for a wonderful garden view to sit and enjoy in peace and tranquillity. The garden features lawn and wide borders with planting

throughout the year and a stunning Wisteria. A gate at the end of garden opens onto the swimming pool and terrace. Fully refurbished, the swimming pool is a wonderful addition to the property. Shaped Hornbeam trees surround the pool which gives privacy and the pool itself has an electric pool cover and is heated via an Air Source heat pump. The garden and pool offer a delightful backdrop to enjoy and in all the whole plot extends to approximately 0.17 of an Acre.

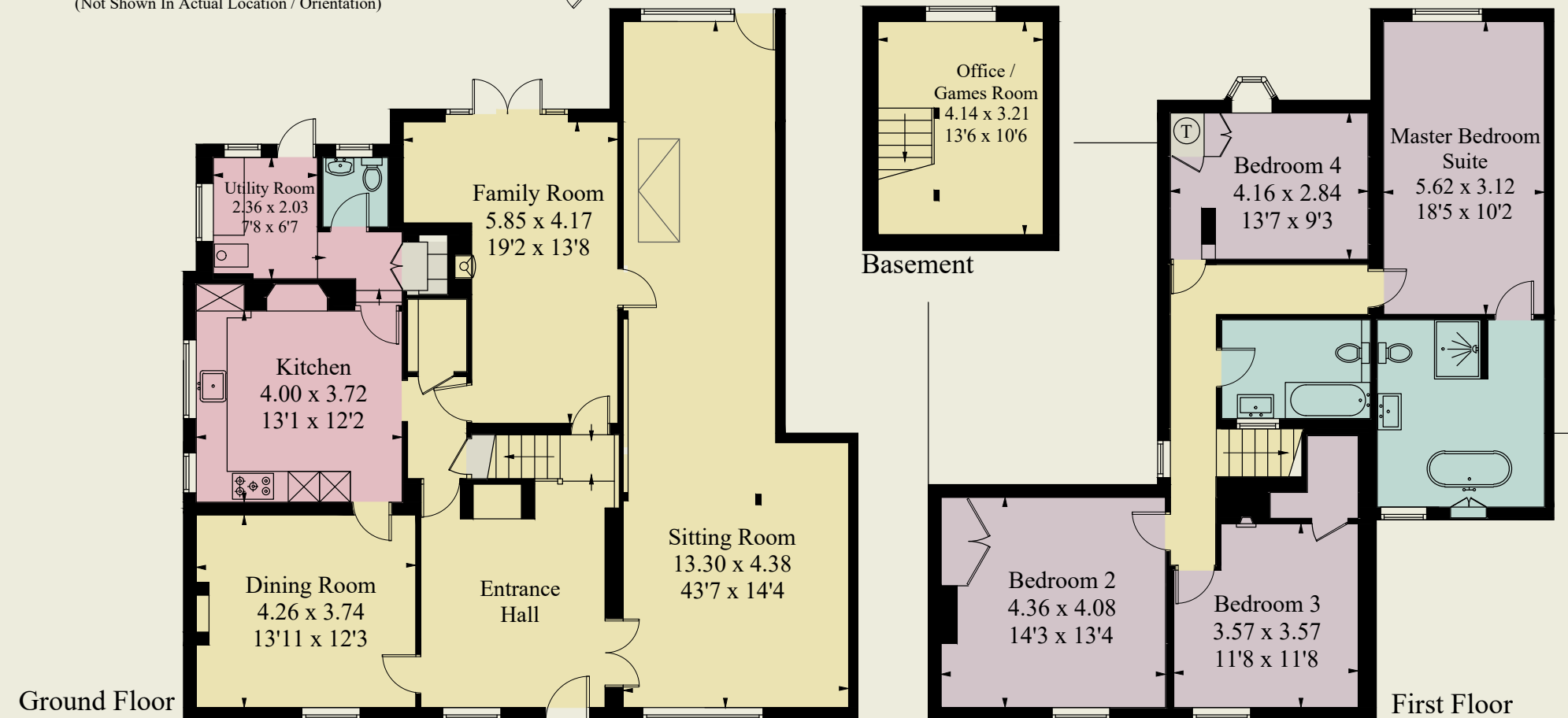
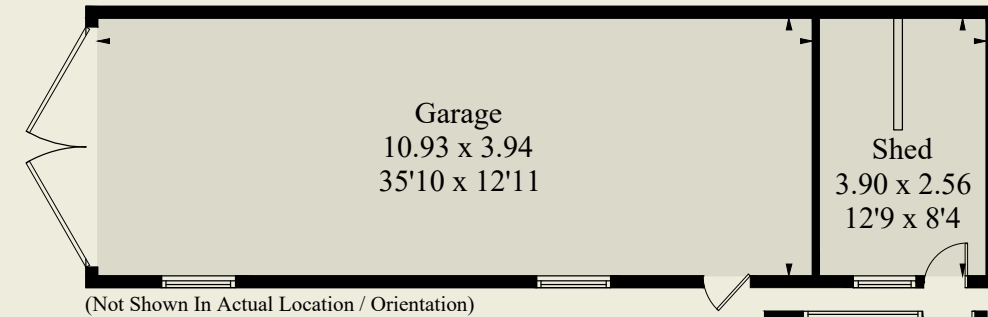
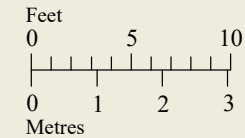


The Old Stores, Ashampstead, Berkshire, RG8 8RT

Approximate Gross Internal Area = 244 sq m / 2626 sq ft

Outbuildings = 53 sq m / 570 sq ft

Total = 297 sq m / 3196 sq ft



CREATESPACE DESIGN ref 563

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



GENERAL INFORMATION

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

Council Tax: G

Energy Performance Rating: Exempt

Postcode: RG8 8RT

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

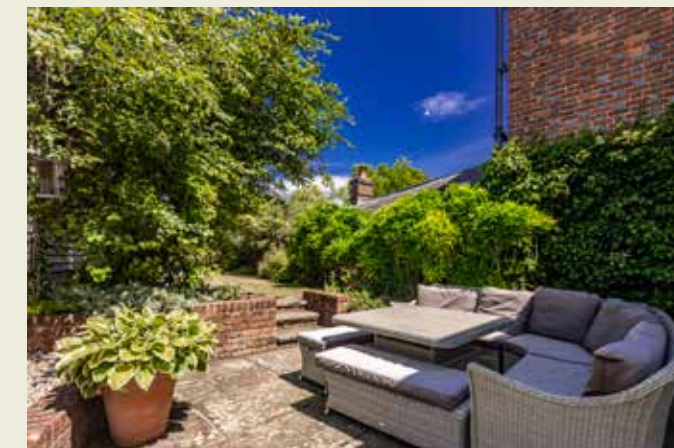
Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames, turn left heading over The River Thames and up Streatley on Thames high street. Proceed over the cross road heading up the hill on the B4009. Pass through Aldworth and The Four Points PH. In a further 1 ½ miles, turn left onto Dog Lane and carry on into Ashampstead village. The Old Stores will be found on the left hand side, with entrance to the driveway off Chapel Lane.

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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