



Saffron House • Stanford Dingley • Berkshire

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Theale station 4 miles (fast trains to Paddington 34 mins) • Heathrow airport 29 miles • Sloane Square 50 miles • Oxford 22 miles
(all distances/timings approximate)

A delightful 5 bedroom Edwardian period country house of character. Set within gardens and grounds extending to approximately 4.5 acres, with direct frontage and fishing rights to the very pretty chalk stream, the River Pang, noted for its brown trout. Saffron House is a prominent, much-loved house in a quintessentially English village dating back to Doomsday.

Beautifully and tastefully refurbished and modernised to a very high standard.

3,757 sq ft / 349 m²
(all measurements are approximate)

Gardens and Grounds extending to 4.5 acres / 1.8 hectares

Your attention is drawn to the important notice on page 7



Beautifully and tastefully refurbished and modernised to a very high standard by the present owners, with a two-storey extension completed in 2022. In splendid order throughout, and valuably unlisted.

Situated within the heart of this sleepy, unspoilt period village, where time it appears has just passed it by, surrounded by wonderful countryside of outstanding natural beauty. Yet within easy access of shopping centres, amenities, excellent schools, and a short drive to Pangbourne.

Special features:

- Nestling on one of only 260 chalk streams in the world, the River Pang;
 - Exceptional wildlife and fishing, noted for its brown trout
 - 70 metres double fronted (140m total) with further 110m single fronted with fishing rights
 - Swans, water voles, cuckoos, barn owls, woodpeckers, swifts, wagtails, red kites, buzzards, kingfishers, egrets, herons, robins, deer and badgers to name but a few, can be found within the grounds
- The wonderful kitchen/living/dining room features a fabulous Westbury Orangery, with a large sky lantern flooding this area with light. This spacious room creates a fantastic hub of the house with views on three sides overlooking the wonderful gardens and grounds
- Bespoke hand finished oak block flooring

- Tom Howley kitchen fitted in 2022 with a 10-year guarantee;
 - Miele combination steam oven, Miele fan oven and warming drawer, Miele induction hob, Miele dishwasher, Westin externally vented extractor fan, Quooker boiling water tap and separate Quooker CUBE (boiling, chilled, sparkling water)
- The dining area could easily take a table seating 10 with French doors opening onto the large limestone paved terrace which wraps around the house, fabulous for summer dining
- Drawing room enjoys fine views over the gardens and grounds, French doors access the terrace, fireplace fitted with a wood burning stove, polished limed parquet flooring
- Family room/Study has a wood burning stove, and extensive range of bookshelves
- Paddocks extending to approximately 3 acres, separated from the garden by post and rail fencing, with a stable block of 3 loose boxes
- Principal bedroom is double aspect with fine views, dressing room, and ensuite shower room
- Staircase fitted with stair lighting, with polished hardwood steps
- Utility room is spacious and well equipped, with stable door access to the terrace
- The entrance drive is secured from the lane by an electric gate
- Samsung air source heat pump
- New lighting and electrics throughout



- Detached green oak double carport with a stable door giving access to a gym/office

Summary of accommodation: Reception hall, drawing room, kitchen/living/dining room and orangery, family room/study, utility room, cloakroom, 5 bedrooms, 3 bathrooms (to include 2 enSuites), dressing room to principal bedroom. Detached double carport and gym/office.

Gardens: Sweeping lawns, herbaceous borders, flower beds, pretty bridge over the River Pang, mature trees, and shrubs. Limestone terrace wraps around the property. Views of the pretty brick constructed bridge at one end. Drive attractively curves in from the lane, flanked by a row of young trees, large forecourt with parking for a number of cars. Double detached carport. Paddocks and stables consisting of 3 loose boxes.

Gardens and Grounds extending to approximately 4.5 acres/1.8 hectares

Local facilities: Within easy walking distance are the ancient and historic pubs with restaurants; The Bull and The Old Boot Inn, the latter which has been recently taken over by the well-known chef Michael Stenekes, who has previously worked in the Savoy, Heston Blumenthal's Fat Duck and The Four Seasons.

Listed in the Domesday Survey of 1086, Stanford Dingley is a quintessential English village. Stanford is from the old English for Stoney-ford, perhaps indicating a Roman river crossing of the Pang heading towards Dorchester-on-Thames. Dingley was the name of the Lords of the Manor, one of their wives has a brass memorial in the 12th century village church, St Denys. The church has remnants of the original Saxon church within its inner walls and the main door and Nave wall date from the 13th century and the white wooden bell tower was built in the 15th century. Just over a mile away are the villages of Bradfield, and Bradfield Southend which has a wonderful community with a village store/Post Office, a cricket ground, tennis courts, a recreation ground, a village hall with all sorts of events and a children's play area, tennis courts and a tennis club. Bradfield has an excellent riding school. Bradfield College has a fabulous sports complex and a 9-hole golf course open to public membership. Along Bucklebury Avenue is a health centre, a good pub and a cafe.

Schools: Schools abound including Bradfield Primary School, Yattendon Primary, Bradfield College, Pangbourne College, St Andrew's Preparatory School, Downe House, Brockhurst and Marlston School, Cranford House, Moulsoford Preparatory School for Boys, The Oratory, and Elstree.

Directions: With The Bull Pub on your left, follow the high street along for a short distance, and just after a small brick bridge, turn left into Saffron House.

What3words: cropping.mush.enable

Post Code: RG7 6LS

Tenure: Freehold.

Some material information to note: Central heating supplied by air source heat pump. Mains water, mains electrics, and mains drainage. The property has driveway parking and a detached double car port. Substantially constructed of red brick under a clay tiled roof, with some later extensions. The property is within the conservation area. The property has never known to have flooded. We are not aware of any planning permissions in place which would negatively affect the property. Gigaclear high speed broadband connected. EV charging point, alarm system, water softener. Windows and doors replaced by Westbury in 2022. Ground floor and bathrooms have underfloor central heating, the first floor has radiators. R41 scheme heat pump: owner receives £474.99 a quarter from Ofgem (runs to 2029). No known tree preservation orders.

EPC Rating: C

Local Authority & Council Tax Band: West Berkshire, Band G

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.









Dudley

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The Country Agent

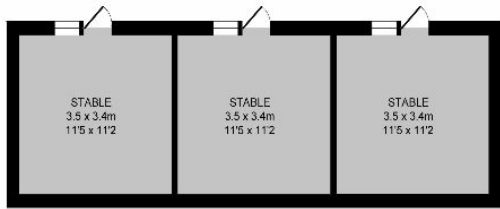






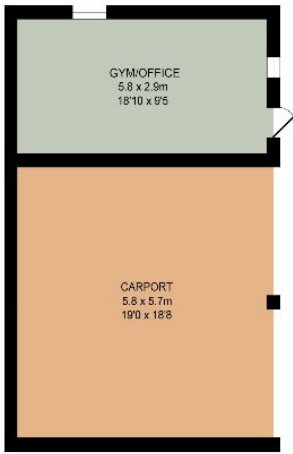
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STABLES APPROX. FLOOR AREA 37.0 SQ.M. (398 SQ.FT.)

TOTAL APPROX. FLOOR AREA 349.0 SQ.M. (3757 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



GARAGE/GYM APPROX. FLOOR AREA 51.0 SQ.M. (549 SQ.FT.)



GROUND FLOOR APPROX. FLOOR AREA 146.0 SQ.M. (1572 SQ.FT.)



FIRST FLOOR APPROX. FLOOR AREA 115.0 SQ.M. (1238 SQ.FT.)



Viewing by arrangement
with vendor's agent;
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