



Dudley
**Singleton
& Daughter**
The Country Agent



Coppers • Stanford Dingley • Berkshire

Coppers • Stanford Dingley • Berkshire

An impressive, 4 bedroom detached modern country house, in absolutely immaculate condition throughout.
Set in an idyllic location, overlooking pastureland to front and rear

2,701 sq ft / 251 m²

Gardens & Grounds extending to 0.78 acre/0.32 hectare
(all measurements are approximate)

Theale station 4 miles (fast trains to Paddington 34 mins) • Heathrow airport 45 minutes • Oxford 22 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



Easy walking to lots of footpaths, and two excellent village pubs, both with restaurants.

Situated in 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:

- Sitting room with triple aspect windows, taking full advantage of the wonderful views across the gardens to the fields beyond, open fireplace, sliding patio door to the rear sun terrace
- Dining room/second sitting room, is a lovely light room with large picture windows on two sides, and sliding French doors opening onto the extensive rear terrace
- Kitchen breakfast room with very attractive figured granite work surfaces, integral Bosch appliances; fridge/freezer, dishwasher, slide out warming drawer. Peninsula breakfast bar with granite work surface and cushioned stools. Room for large dining table. Large windows and glazed door giving access to garden
- Oak stripped flooring to ground floor reception rooms
- Bedroom 1 has wonderful views, with a glazed door opening onto a large balcony
- Ground floor double bedroom overlooking the rear garden, with luxury modern ensuite shower room
- Spacious first floor landing, with built in storage
- Upgraded double glazed windows and external doors throughout. Additional insulation to first floor bedrooms

- Utility/cloakroom with plumbing for washing machine. Boiler room also acts as a drying room
- Integral single garage with light, and power, painted floor, plaster finished walls, internal door to house
- Potential for ground floor annexe, using ground floor bedroom and second sitting room

Summary of accommodation: Reception hall, study, kitchen/breakfast room, sitting room, dining room/second sitting room, ground floor bedroom with ensuite, cloakroom. Three further bedrooms, one with ensuite, family bathroom.

Gardens: The large gardens are very beautiful, with high hedges, shrubberies. Lovely wildflower meadow at the end of the garden. Decking with summer hut with seating and cushions. To the side, paved area with greenhouse and raised veg plot. Front garden with well-maintained lawns, parking area, and high hedges. Large workshop/garden store. Single integral garage, and single car port.

Gardens and Grounds extending to 0.78 acres/0.32 hectare

Note: Some of the vendor's seasonal photographs have been added to the marketing of this property.

Local facilities: Within easy walking distance are two ancient and historic pubs with restaurants; The Bull and The Old Boot Inn. 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.

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, Moultsford Preparatory School for Boys, The Oratory, and Elstree.

Directions: With St Denys Church (RG7 6LS) on your right, proceed along the lane a short distance, and Coppers will be found on the right-hand side.

What3words: pizzas.spends.adverbs

Post Code: RG7 6LS

Tenure: Freehold

Some material information to note:

Oil fired central heating

Mains water, drainage and electrics

Water softener

The property has driveway parking, single integral garage, and single car port

Accessibility; step free access from the street to the inside of the property

Gigaclear high speed broadband connected FTTP

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

This is not a Flood risk area, as on higher ground

Property construction is brick under a tiled roof

The property is not within the conservation area, but is an Area of Outstanding Natural Beauty

It is not a listed building.

There are no Tree Preservation Orders

EPC Rating tbc

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

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale. All curtains, carpets to the first floor, light fittings, blinds, and poles are included in the sale. Cooking Range available to purchase by separate negotiation





Dudley
**Singleton
& Daughter**
The Country Agent



Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

No. 1 Station Road,
Pangbourne,
Berkshire, RG8 7AN

0118 984 2662
info@singletonanddaughter.co.uk

Websites:
singletonanddaughter.co.uk
rightmove.co.uk
mayfairoffice.co.uk

London Office:
41-43 Maddox Street
Mayfair, London, W1S 2PD



IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office: 41-43 Maddox Street, Mayfair, London W1S 2PD