



1 Meadowlands Cock Lane Stanford Dingley Reading Berkshire RG7 6LS

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£315,000 Freehold

A very rare opportunity to find a fabulous two bedroom end town house in one of the most sought-after villages in West Berkshire, surrounded by the most stunning countryside. The property is of good proportion and thoughtfully planned. It is located on the edge of the village which boasts two popular public houses and is adjacent to the pretty 13th-century St Denys Church. Local shop and post office will be found in the adjoining village of Bradfield Southend. Short five-mile drive to both Pangbourne and Midgham Stations and the M4 motorway Junction 12.

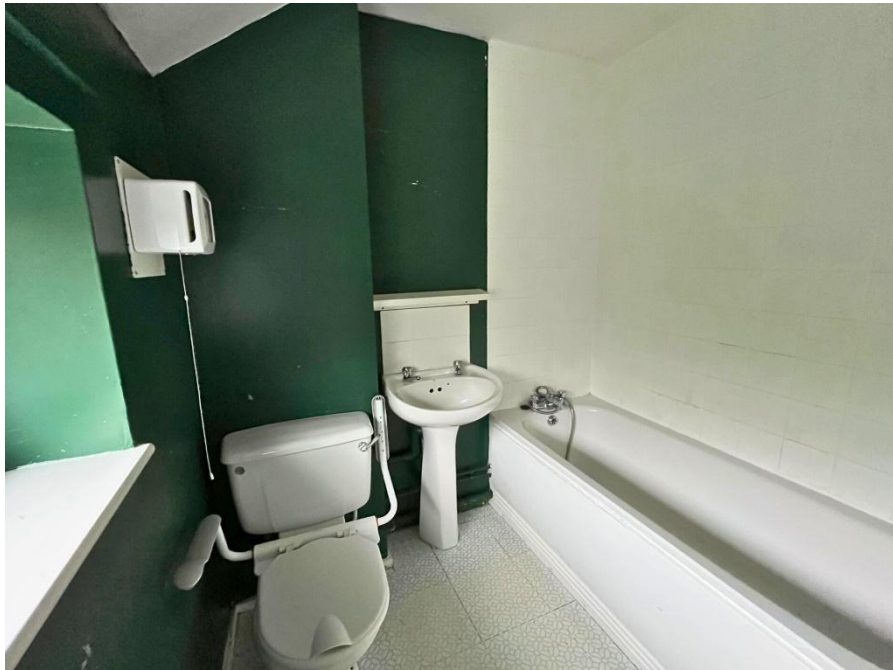
Offered with No Ongoing Chain

Accommodation comprises Entrance Porch, Entrance Hall, W.C, Sitting Room, Separate Dining Room, Kitchen, On the first floor there are Two Double Bedrooms plus a Cot Room /Study and Bathroom. The property benefits from an Air Source heating system and double glazing. Two outside storage cupboards. There is communal and visitor parking to the side of the property. Enclosed Gardens to the front and side, with the rear Garden enjoying unspoilt views over open countryside.

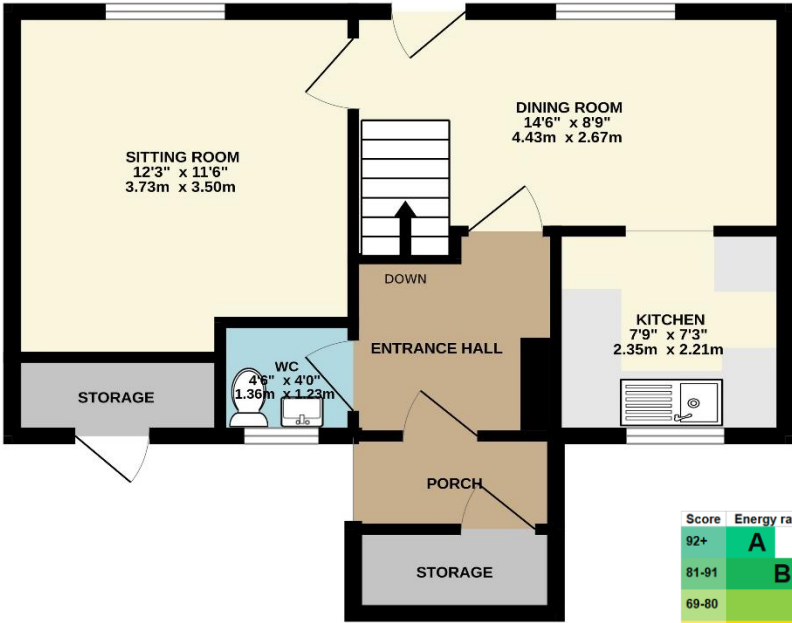
Directions: From the centre of Stanford Dingley by the Bull Inn proceed north on Cock Lane past St Denys Church on your right and Meadowlands will be found on the right just before the junction of Back Lane.

Council Tax Band:	C £1884.45 per annum
Nearest Bus stop:	Burnt Hill Road 0.1 km
Nearest Train station	Midgham 3.23 km



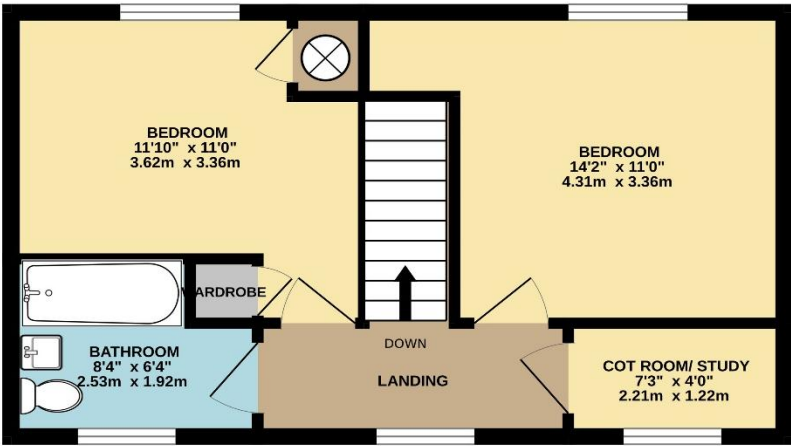


GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

