

BLOSSOM COTTAGE

STANFORD DINGLEY • WEST BERKSHIRE





BLOSSOM COTTAGE

STANFORD DINGLEY • WEST BERKSHIRE

Blossom Cottage is a beautifully designed, highly specified family home finished to the highest standard set in approximately 1.92 acres with far reaching views over rolling countryside

- Reception hall • Drawing room • Dining room
- Kitchen/Breakfast/family room • Boot room • Study
- Gym • Cloakroom

.....

Cinema room • Wine cellar • Cloakroom • Utility

-
- Master Bedroom suite with dressing room and bathroom
 - Four further bedrooms all with en suites, one of which is accessed via its own staircase.

.....

Unspoiled views of surrounding countryside

.....

In all about 1.92 acres



Property

Completed in 2017 and recently benefiting from a brand new oak framed extension to the kitchen, Blossom Cottage provides modern and contemporary living accommodation set in an idyllic village position in an area which is designated An Area of Outstanding Natural Beauty.

The house has been designed to maximise the outlook over the stunning surrounding countryside and benefits from five reception rooms: a stunning drawing room featuring a limestone fireplace with wood burning stove, a family room/games room, dining room and large cinema room. The kitchen/breakfast/family room is of particular note boasting bi-folding doors on all three sides which open out onto a newly laid garden terrace and is comprehensively fitted with bespoke cabinetry, four oven electric Aga, an island with integral seating at one end, induction hob and extractor fan.

The ground floor further offers a boot room, cloakroom and study. Situated on the lower ground floor is a cinema room with direct access to the garden via an external staircase, there is also wine cellar, cloakroom and laundry/utility room.

On the first floor there is a sumptuous master suite comprising a spacious bedroom, dressing room, en suite bathroom and balcony which overlook the rear gardens and stunning views beyond. Also located on this floor are four further bedroom all with their own en suites.

The many features of the property include under-floor heating throughout powered by air source heat pumps and Cat 6 cabling.

Blossom Cottage is approached through electric wooden gates with gravel driveway leading to the property.

At the back of Blossom Cottage there is a newly laid terrace with stunning views over the gardens and countryside beyond. The garden wraps around the house and extend to approximately 1.92 acres with a mixture of formal gardens, paddock land punctuated with specimen fruit trees and swathes of wild flower meadows.

Stanford Dingley, West Berkshire

Stanford Dingley is a highly desirable village in West Berkshire with a Saxon church and two thriving pubs, The Old Boot, which dates back to the 18th century and The Bull dating back to the 15th century. The village itself sits in beautiful farmland and woodland within the valley of the River Pang.





The nearby pretty village of Yattendon has a village shop/post office, village hall, primary school, a butcher, and a further public house in The Royal Oak. Pangbourne has an excellent range of local shops and services including a convenience store, a specialist cheese shop and popular pubs and restaurants. Reading and Newbury provide a more extensive range of facilities.

Transport links by both rail and road are excellent. The M4 (J12) is just 6 miles away providing access to London and its airports. Train services can be accessed at Theale (London Paddington within the hour), Pangbourne (London Paddington within the hour) and Reading (London Paddington 27 minutes).

Crossrail services from Reading are due to open imminently with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains.

There are a number of highly regarded state and independent schools within easy reach of the house including including Harriett House Montessori School, St Andrew's Preparatory School, Yattendon Primary School, Elstree Preparatory School, Brockhurst & Marlston House Preparatory School, the ofsted outstanding Downs secondary school, Bradfield College, Downe House, Pangbourne College, St Helens and St Katherines and Abingdon School.

Services

- Mains water, electricity and drainage. Air Source Heat Pump. Underfloor heating is installed throughout on the ground and first floors.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band H 2019/2020 £3,638.38
- Local authority: West Berkshire Council. Telephone 01635 551111
- Postcode: RG7 6LB



Fixtures & Fittings

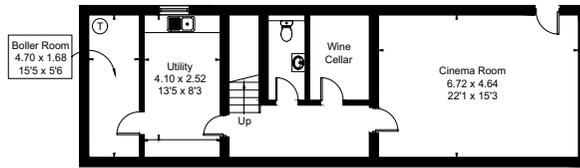
Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing

T: 01635 242 050

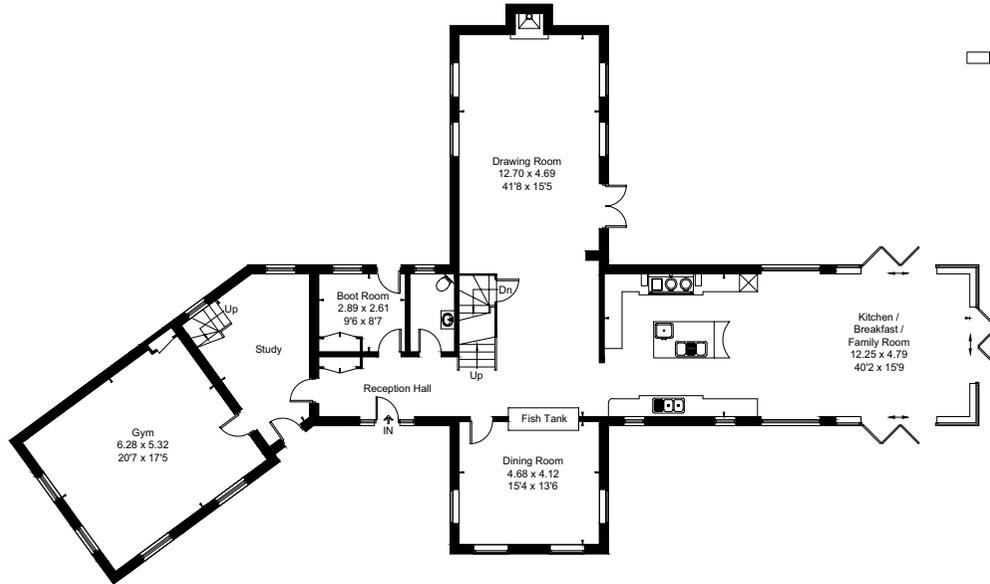
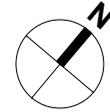
E: info@blackcygnet.co.uk





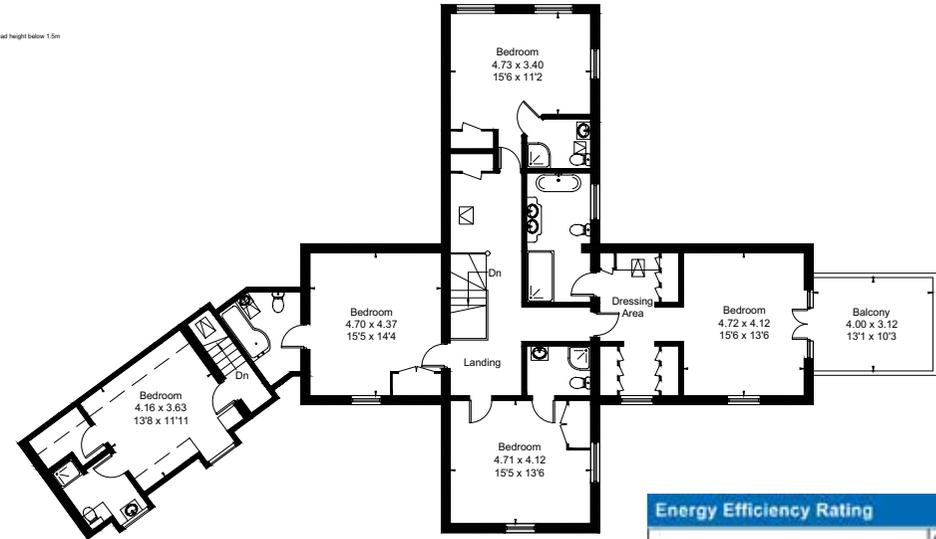
Lower Ground Floor

Approximate Area = 470.2 sq m / 5061 sq ft
Including Limited Use Area (9.4 sq m / 101 sq ft)

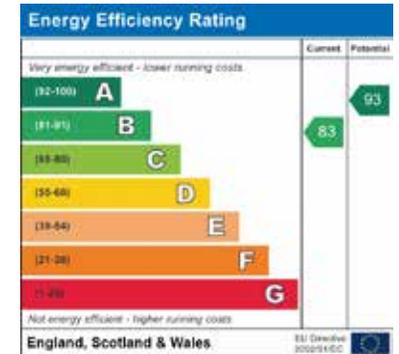


Ground Floor

☐ Reduced head height below 1.5m



First Floor



Black Cygnet Properties Limited
East Lodge, Midgham Green,
Berkshire, RG7 5TX

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

