

THE MILL

STANFORD DINGLEY • WEST BERKSHIRE



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The Mill is a stunning barn conversion set in a tranquil position on the river Pang in the heart of this sought after village.

.....
Entrance hall • Kitchen/breakfast room • Family room • Playroom
• Study • Bathroom

.....
Sitting room • Mezzanine office • Master bedroom with en suite
• Two further bedrooms • Family bathroom

.....
Two further bedrooms on the second floor

.....
Private terrace overlooking the river Pang • Courtyard garden
• Art studio • Separate garden to the front of the property with
summer house and seating
.....



The Mill

The Mill was originally used as a tannery and then a printing mill up until the 1960s when it was converted into residential use. The current owners have renovated and refurbished the Mill in its entirety and have created an enchanting space in which to live that is both interesting and flexible. The entrance hall is beside the enclosed sluice gate and there is a picture window inside from which to see the water and workings. The kitchen/breakfast room is very generous with freestanding units and a lovely woodburner at one end. There are large picture windows to one side of the room with views out onto the River Pang. There is also a family room, play room and bathroom on this floor which is currently used for Airbnb. The main staircase leads up from the entrance hall and splits leading to a bright and airy sitting room on one side and galleried landing on the other. Large windows on both sides again provide views again of the river.

A study leads off the sitting room and could easily be used as another bedroom and there is a mezzanine office above. On the other side of the landing are two further double bedrooms, one with en suite bathroom and as well as a family bathroom. The second floor has two further bedrooms and there is a small secondary staircase which leads back down to the kitchen breakfast room.

Outside, there is a large shared gravel driveway to the front of the property over which the occupants of the Mill have access granted and there is parking for several cars. Beyond this is a small tranquil garden with a summer house and a secluded seating area. To the side of the property is a small enclosed courtyard and at the back there is wide raised decking running the length of the house with an area ideal for alfresco dining. There is also a paved area for more seating and some planting, all with lovely views of the river.

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, cafe, primary school, and a further public house in The Royal Oak. 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).



Services

- Mains water, electricity and drainage. Color gas central heating.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band G 2019/2020 £3,031.99
- Local authority: West Berkshire Council. Telephone 01635 551111
- Sat Nav for RG7 6LS

Fixtures And 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.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | 38 |
| (1-20) | G | 15 | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



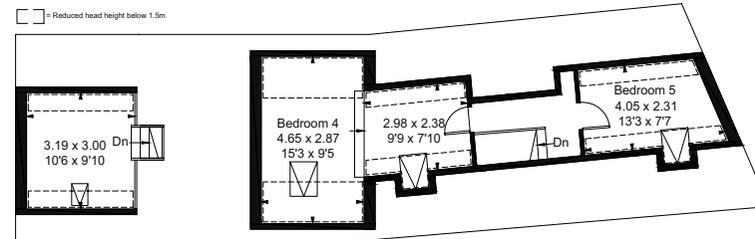
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Berkshire, RG7 5TX

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E: info@blackcygnet.co.uk

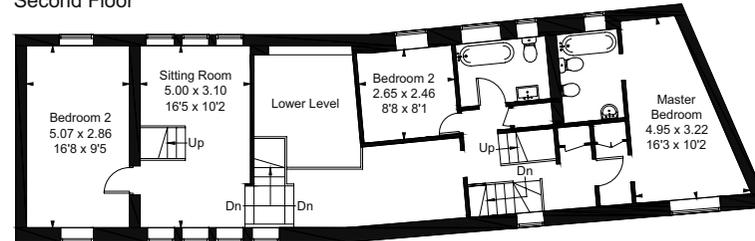
Approximate Floor Area = 202.0 sq m / 2174 sq ft
External Room = 3.0 sq m / 32 sq ft
Total = 205.0 sq m / 2206 sq ft



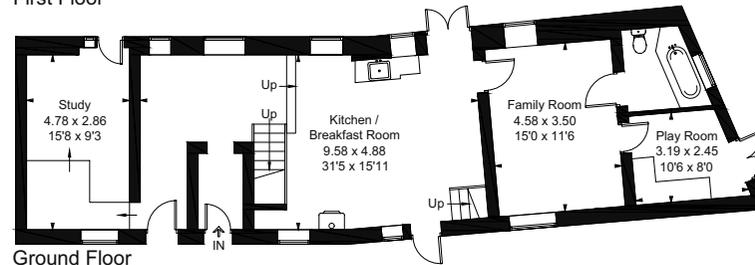
Reduced head height below 1.5m



Second Floor



First Floor



Ground Floor



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.