

SHEPHERDS FENNEL

ASHAMPSTEAD • WEST BERKSHIRE



BLACK CYGNET

SHEPHERDS FENNEL

ASHAMPSTEAD • WEST BERKSHIRE

An elegant character 4 bedroom country house with origins in the 18th century set in glorious gardens and grounds of approximately 0.26 acres.

Kitchen/Breakfast room • Utility • Cloakroom • Dining room
• Office • Sitting room.

.....

Master bedroom with en suite • three further bedrooms
• Family bathroom

.....

Separate double garage with room above • Private gardens and grounds in all approximately 0.26 acres



Shepherds Fennel

Shepherds Fennel is an appealing detached country property of good proportions whose origins date back to around the 18th Century with later additions and alterations.

The accommodation is light and spacious and has been the subject of considerable expenditure over recent years. Intrinsic character and period style of the property is much in evidence internally with exposed timbers, a fine Inglenook fireplace with wood burning stove, original polished clay brick flooring to the dining room and the original oak and elm staircase to the first floor with original 18th century oak planked landing. There are numerous other features to admire a spectacular kitchen/breakfast room with walk through access to the living area and Amdega conservatory with polished quarry tiled flooring and high beamed ceiling.

Upstairs the master bedroom has an en-suite and dressing area with fitted wardrobes. There are

three further bedrooms, one with an en-suite shower room and the remaining two bedrooms are served by a family bathroom.

To the side of the main house there is a large separate double garage with a room above which is currently used as an office/playroom and is ideal for home working.

Outside, Shepherds Fennel is approached by wooden electric gates over a gravel driveway, with parking for several cars. The garden and grounds are private and level and mostly laid to lawn with mature trees and shrubberies. Herbaceous borders and hedges give privacy and seclusion to the boundaries and there is a large raised decking area with power and light.

Ashampstead, West Berkshire

Shepherds Fennel nestles in rolling countryside, surrounded by the Yattendon Estate on the edge of the pretty village of Ashampstead. The village has a very successful deli/shop and cafe and Local shops

and amenities can be found in nearby Goring-on-Thames and Pangbourne with both having mainline stations to London Paddington (Reading from 29 minutes) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2021. The M4 Motorway at Theale (J12 – 10 miles) is within easy reach as is the A34 to Oxford and the West Country (6 miles).

Educational facilities are excellent within the area and include Harriet House School, Elstree, St Andrew's Pangbourne, Cranford House Girls' School, Moultsford Prep, The Oratory School (and The Oratory prep and pre-prep), Bradfield and Pangbourne Colleges.

Services

- Mains water and electricity. LPG central heating. Private drainage.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.



- Council tax – Band G 2020/2021 £3,141.47
- West Berkshire District Council 01635 551111
- Postcode: RG8 8RH

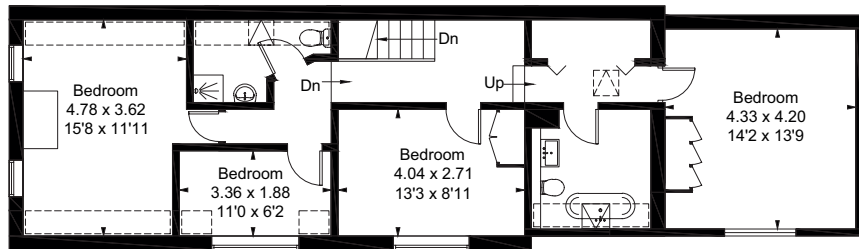
Fixtures and Fittings

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.

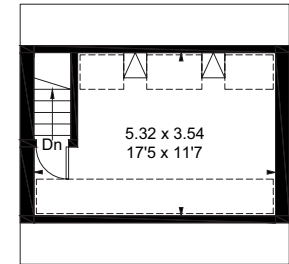


Approximate Floor Area = 178.2 sq m / 1918 sq ft
 Including Limited Use Area (13.1 sq m / 141 sq ft)
 Garage Floor = 45.1 sq m / 485 sq ft
 Total = 223.3 sq m / 2403 sq ft

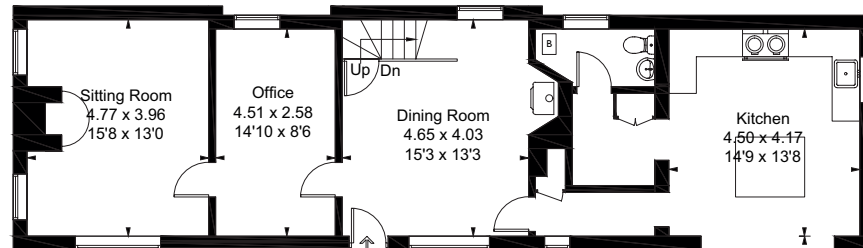
= Reduced head height below 1.5m



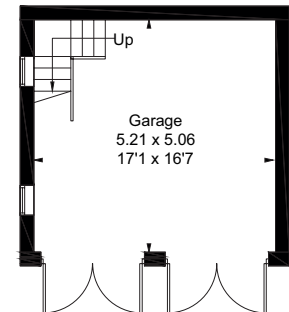
First Floor



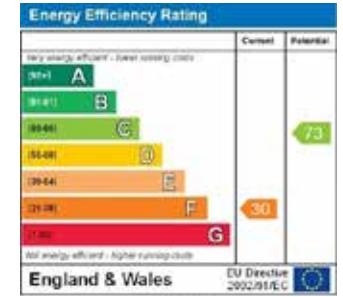
First Floor



Ground Floor



Ground Floor
 (Not Shown In Actual Location / Orientation)



Black Cygnet Properties Limited
 Unit 6, Frilsham Home Farm,
 Yattendon, Berkshire, RG18 0XT

T: 01635 242 050
 E: info@blackcygnet.co.uk

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.