

# THE OLD TRAVELLERS REST

STANFORD DINGLEY • WEST BERKSHIRE



BLACK CYGNET



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*The Old Travellers Rest is a substantial detached family home which has been beautifully renovated and finished to the highest standard set in approximately 0.7 acres.*

Reception hall • Sitting room • Family room • Study • Kitchen/  
Breakfast/Sitting room • Utility room • Cloakroom • Boiler room

.....  
Master Bedroom with en suite bathroom • Guest bedroom with  
en suite bathroom • Three further bedrooms • Family bathroom

.....  
Double carport • Single garage • Store room • Potential studio  
with large first floor space • surrounding countryside

.....  
Unspoiled views of surrounding countryside • In all about  
0.7 acres



## Property Description

Completely renovated and extended in 2020, The Old Travellers Rest provides modern and contemporary living accommodation set in an idyllic rural position in an area which is designated An Area of Outstanding Natural Beauty

On the ground floor, an impressive reception hall creates a striking impression upon entering the house. The house benefits from three reception rooms: a sitting room featuring with two sets of French doors leading out onto the rear terrace, a family room and study with wood burning stove. The multifunctional kitchen/breakfast/sitting room boasts bi-fold doors opening out to the large terrace and is comprehensively fitted with a range of handmade high specification kitchen units. The ground floor further offers a large utility room

with ample storage and a cloakroom. Situated on the first floor is the sumptuous master suite comprising a spacious bedroom with built-in wardrobes and en suite bathroom with walk-in shower. Also located on this floor are a guest bedroom with en suite and three further bedrooms.

The Old Travellers Rest is approached via electric gates onto an impressive and sweeping gravel driveway leading up to the house.

Leading directly from the house to the rear is an attractive stone terrace with stunning views over the gardens. The gardens wrap around the house and are mainly laid to lawn. There is ample parking for cars in front of the house as well as a newly built double carport, single garage, store room and potential studio with first floor.

## Stanford Dingley, West Berkshire

Stanford Dingley is a highly desirable village in West Berkshire with a Saxon church and two public houses, The Bull Inn dating back to the 15th Century and The Old Boot which dates back to the 18th Century. The charming village sits in beautiful farmland and woodland within the valley of the River Pang. The nearby village of Southend Bradfield offers excellent local amenities including churches, public houses and a village shop. Bradfield College is nearby and also has excellent sporting facilities available via membership, including a golf course, indoor sports complex, pool and tennis centre. Reading and Newbury are 10 and 9 miles away respectively and provide more comprehensive facilities and shopping opportunities. The area benefits from excellent commuter and travel facilities with easy access





onto the M4 at junctions 12 and 13 to London and the West Country, and an excellent train service from Reading or Pangbourne to London Paddington.

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, Bradfield College, Downe House and Pangbourne College.

### Services

- Mains water, electricity and drainage. Underfloor heating is installed throughout on the ground floors.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band H 2021/2022 £3,119.22
- Local authority: West Berkshire Council. Telephone 01635 5511

### 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.

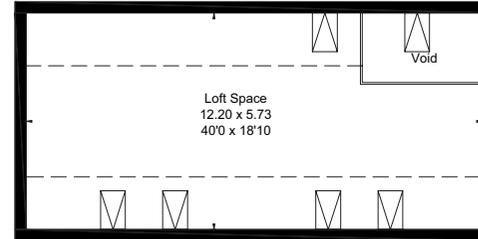




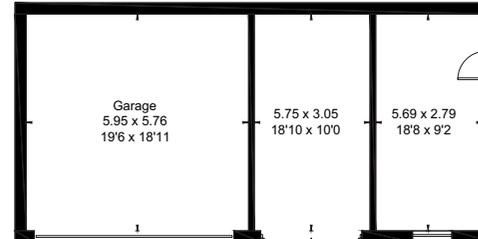
Approximate Area = 357.5 sq m / 3848 sq ft  
 Outbuildings = 137.8 sq m / 1483 sq ft  
 Total = 495.3 sq m / 5331 sq ft (Including Garage / Excluding Void)  
 Including Limited Use Area (29.6 sq m / 319 sq ft)



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		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	71
		EU Directive 2002/91/EC	

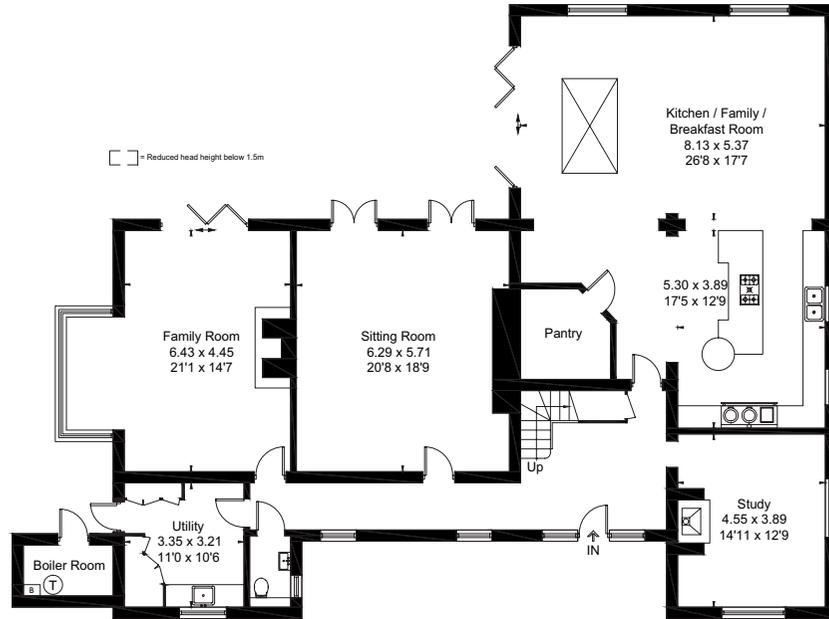


Outbuilding - First Floor

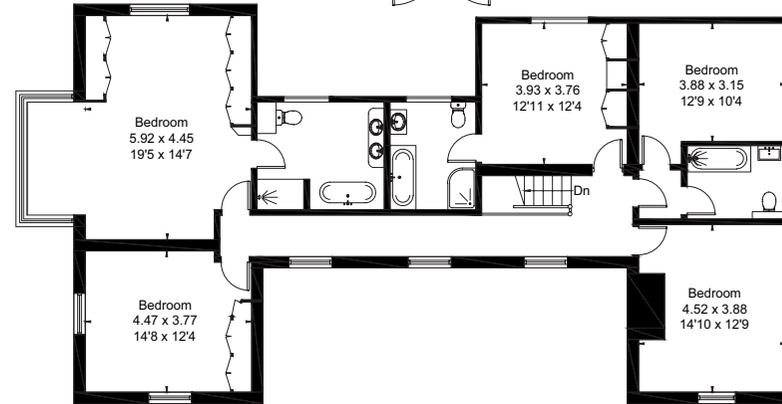


Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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

**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.

