

Rose Cottage & Blacksmith's Shop •
Stanford Dingley • Berkshire



Rose Cottage & Blacksmith's Shop • Stanford Dingley

Pangbourne/station 5 miles • Reading 9 miles •
Newbury 9 miles • M4 (junction 12) 9 miles
(all distances approximate)

1,147 sq ft / 107 m²
(all measurements are approximate)

A wonderful opportunity to acquire a pretty 2 bedroom detached period cottage and the Blacksmith's Shop. Set in the heart of this sought-after, unspoilt, sleepy period village, which time it appears has just passed by, Stanford Dingley is surrounded by countryside of outstanding natural beauty.

Rose Cottage is valuably unlisted, and dates from the late 17th century. With the Old Blacksmith's Shop, this offers tremendous potential for creating further accommodation if desired (subject to LAPP).

Rose Cottage has undergone modernisation of recent times to include a well-fitted kitchen, and modern bathroom.

The Blacksmith's Shop is separated from the cottage by a gravelled car parking area, and is presently used as an artist's studio. With a pretty bow fronted window, stable door access, and the original blacksmith's forge and chimney, and an attached single garage.

Special features:

- Sitting room is very pretty with double aspect windows giving lots of light, original open fireplace with beam across fitted with a wood burning stove on a raised hearth
- Fine oak stable door gives access to the property with a reception hall with ceramic tiling to the floor
- Well-fitted kitchen with peninsula breakfast bar, granite worksurfaces, lots of storage, butlers sink, polished pine illuminated china cupboard, fitted electric oven, fitted fridge and freezer, fitted dishwasher, 4 ring electric hob, extractor over, beamed ceiling, ceramic flooring and windows overlooking the side
- Bathroom has good quality modern fittings with curved screen shower and thermostatic controls
- Two double bedrooms, with high ceilings, an inter-communicating door and windows overlooking the side gardens from both rooms
- Off street car parking and pretty gardens
- To one side of the Blacksmith's Shop is an attached single garage which could be incorporated into the blacksmiths area to form further accommodation

- Door to one side giving access to the gardens
- Both Rose Cottage and the Blacksmith's Shop are detached and it may be possible subject to LAPP to create a link from one to the other.
- The lane is very peaceful with mainly residential traffic, and some visitors to the local pubs.
- Both properties are in good decorative order

Summary of accommodation: Reception hall, sitting room, kitchen/breakfast room, bathroom, two bedrooms. Blacksmith's Shop (currently used as an artist's studio) with an attached single garage.

Gardens: The gardens to the rear of Rose Cottage gain the south and westerly sun. They are planted with yew hedges on both sides giving privacy. The main part of the garden is approx. 50 feet deep to include a sun terrace, and approx. 70 foot wide. A further area of garden on the left reaches to the lane.

Local facilities: Located in the heart of Stanford Dingley and within easy walking distance are the ancient and historic pubs with restaurants; The Bull which dates back to 15th century, and The Old Boot Inn which dates to the 18th century. The Bull has boutique hotel rooms, and is one of the very few pubs in the country to still have the pub game, ring The Bull.

A quintessential English village, Stanford is from the old English for Stoney-ford, perhaps indicating a Roman river crossing of the Pang heading towards Dorchester-on-Thames. Dingley was the name of the Lords of the Manor, one of their wives has a brass memorial in the 12th century village church, St Denys. The church has remnants of the original Saxon church within its inner walls and the main door and Nave wall date from the 13th century and the white wooden bell tower was built in the 15th century.

Just over a mile away are the villages of Bradfield and Bradfield Southend which has a wonderful community with a village store/Post Office, a cricket ground and a recreation ground. Bradfield has an excellent riding school, a village hall with all sorts of events and a children's play area, tennis courts and a tennis club.

Bradfield College has a fabulous sports complex open to public membership and a 9-hole golf course. Along

Bucklebury Avenue is a health centre, a good pub and a cafe. In Yattendon, West Berkshire Brewery has their famous brewery.

The M4 Junction 12 at Theale is within easy driving access, as is M4 Junction 13. Reading is 9 miles, Newbury 9 miles, and Pangbourne village 5 miles with its tremendous selection of specialist shops and a train station giving fast links to London Paddington.

Schools: Schools abound including Bradfield Primary School, Yattendon Primary, Bradfield College, Pangbourne College, St Andrew's Preparatory School, Downe House, Cranford House, Moulsoford Preparatory School for Boys, The Oratory, and Elstree.

Directions: In the village of Stanford Dingley, with The Bull pub on your right, the property is just after, on the left.

What3words: fields.patching.track

Post Code: RG7 6LS

Tenure: Freehold

Services: Mains water and drainage, electricity, oil fired central heating.

EPC Rating: E

Local Authority & Council Tax Band: West Berkshire, Band E

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.

Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter, No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN. 0118 984 2662

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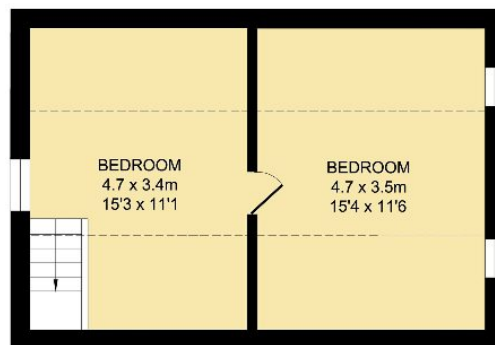
Websites: singletonanddaughter.co.uk, rightmove.co.uk, mayfairoffice.co.uk, onthemarket.com, countryside.co.uk

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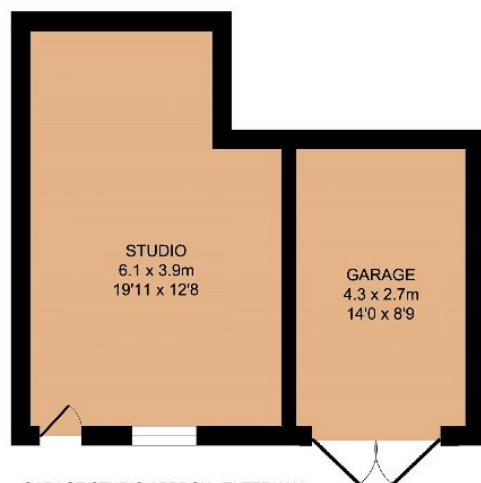
Your attention is drawn to the important notice on page 3



TOTAL APPROX. FLOOR AREA 107 SQ.M. (1147 sq ft).
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Note, the Garage/studio measurements are gross external. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



FIRST FLOOR APPROX. FLOOR AREA 33.0 SQ.M. (353 SQ.FT.)



GARAGE/STUDIO APPROX. (EXTERNAL) FLOOR AREA 33.0 SQ.M. (353 SQ.FT.)



GROUND FLOOR APPROX. FLOOR AREA 41.0 SQ.M. (441 SQ.FT.)



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