

Foundry House • Bucklebury Village • Berkshire



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Pangbourne 7 miles • M4 (junc 12) 8 miles • Reading 12 miles • Newbury 8 miles • Theale Station 7 miles
(all distances/timings approximate)

A delightful 5 bedroom detached period house originally constructed in 1828, with some more recent additions; valuably unlisted. Set within the heart of this very beautiful sleepy period village.

2,889 sq ft / 268 m²
Gardens and Grounds extending to 0.4 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A delightful 5 bedroom detached period house originally constructed in 1828, with some more recent additions; valuably unlisted.

Foundry House is in superb order throughout having recently undergone restoration and refurbishment. Entered by way of a gravel drive with a small bridge over the River Pang, with large beautifully landscaped and maintained gardens, with spectacular far-reaching views over unspoilt, undulating countryside.

Set within the heart of this very beautiful sleepy period village, nestling beside the River Pang which flows gently the length of the front boundary, overlooking in part to the old foundry, now private residences, with its original mill wheel still in existence.

Special features:

- A stunning feature of this delightful property is the recently constructed garden room with golden oak planked flooring, affording superb views over the garden and surrounding countryside and a pair of tri-fold doors opening onto the large curved stone laid sun terrace and formal gardens. This room has a vaulted ceiling, surmounted by a lantern skylight and a walk-through access into the kitchen
- Sitting room with its large Inglenook fireplace with bressumer beam across, fitted with a wood burning stove with windows overlooking the front garden and beams across the ceilings
- Kitchen/breakfast room has an ancient beamed ceiling and windows enjoying fine views over fields. There is an extensive range of cupboards and drawers, Rangemaster cooking range with 5 propane gas rings, two ovens, grill and cooker

hood over. Island granite topped preparation table and breakfast bar with wicker vegetable baskets under, pair of stools. Fitted dishwasher and Baumatic fridge freezer

- Music room/play room with large open fireplace and beams across the ceilings
- Bedroom 5 is on the ground floor with an ensuite modern shower room
- All bedrooms are doubles, and there is a large luxury family bathroom
- Principal bedroom has a large ensuite dressing room with luxury shower room
- A study on the first floor which could be used as a further bedroom if desired
- Wide period staircase reaching to the first-floor landing with half landing and window overlooking the fields to the rear

Summary of accommodation: reception hall, cloakroom, utility room, kitchen/breakfast room, sitting room, dining room, garden room, music room/play room, 5 double bedrooms, family bathroom, two ensuite shower rooms, dressing room to principal bedroom.

Gardens: The delightful frontage is entered by both vehicles and pedestrians across a small river bridge to a large gravel area for car parking, and access to the house and garage. All the garden areas run alongside the river Pang. There is a large vegetable garden attractively arranged with raised beds with irrigation system, fruit cage fruit trees and greenhouse. The formal gardens have well-maintained lawns, a number of mature trees, colourful herbaceous borders, a beautiful terraced seating area under rose covered pergola to the rear of the house and a further curved sun



terrace from the garden room; both with stunning views over the surrounding fields and hills. Large timber garage, log store, garden store.

Gardens & Grounds extending to 0.4 acre (approximately)

Local facilities: There are just 25 houses in Bucklebury village and this area is known for fine restaurants and period pubs, and nearby is the Gastro Pub of the Year 2017; The Bladebone, with its excellent restaurant. There is also lovely tea room, The Blackbird Café and a health centre. There is a general store at Upper Bucklebury and a Post Office and general store at Southend Bradfield, both within a few minutes' drive. Stanford Dingley is a short distance by car with its famous 16th century pub, The Old Boot Inn. Yattendon village is just a couple of miles away with the famous country house hotel and restaurant; The Royal Oak.

The village of Bucklebury, which is mentioned in the Domesday Book, and has a 17th century church St Mary the Virgin, is positioned with extremely convenient road links to the M4 and A4. Heathrow airport is an hour's drive. There are train stations within easy reach at Thatcham, Theale and Pangbourne giving good commuter access to Reading and London Paddington.

For extra shopping and amenities, Pangbourne village is 15 minutes' drive and has a fabulous selection of award-winning specialist shops, restaurants, riverside pubs, a health centre, dentists and hairdressers. Nearby Thatcham has a Waitrose, and a number of other shops and amenities.

Schools: Foundry House is in the catchment area for the highly sought after and Ofsted rated excellent; The Downs School. Other excellent schools within easy driving distance include; Bradfield College, Pangbourne College, Downe House, St Andrew's Preparatory School, Cranford House, Moulsoford Preparatory School for Boys, The Oratory School, Brockhurst & Marlston House Preparatory School & Elstree Preparatory School. There is also a C of E primary school in Upper Bucklebury.

Directions: From the offices of Dudley Singleton & Daughter, turn left proceed out of the village, and over the M4, turn right and proceed through Bradfield, passing Bradfield School. At the T-junction turn right, drive through Bradfield Southend, and through the Avenue of Oaks. At the Bladebone Pub turn right towards Bucklebury village. After the church, turn right, passing the village hall on your left, and Foundry House will be found after a short distance up the gravel drive as the road bends to the right.

Post Code: RG7 6PS

What3words: crumb.paraded.declares

Tenure: Freehold

EPC Rating: E

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

Local Authority & Council Tax Band: West Berkshire, Band F.

Fixtures & Fittings: Only those mentioned in the these sales particulars are included in the sale.





TOTAL APPROX. FLOOR AREA 268.4 SQ.M. (2889 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. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



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

Tel: 0118 984 2662

Email:
info@singletonanddaughter.co.uk

Websites:
singletonanddaughter.co.uk
rightmove.co.uk
Onthemarket.com
mayfairoffice.co.uk

London Office: Cashel House,
 15 Thayer Street,
 London, W1U 3JT



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FIXTURES AND FITTINGS: The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.

1 Station Road, Pangbourne, Berkshire, RG8 7AN

Tel: 0118 984 2662

www.singletonanddaughter.co.uk info@singletonanddaughter.co.uk

London Office : Cashel House, 15 Thayer Street, London W1U 3JT

