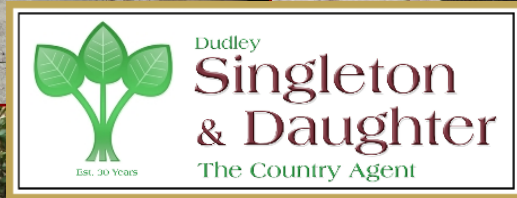




Dudley
**Singleton
& Daughter**
The Country Agent



Stable Cottage • Ashampstead • Berkshire



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2,454 sq ft / 228 m² (approximate)

Stable Cottage is a delightful 4 bedroom property. An unusually spacious part of a period barn, cleverly converted to create excellent accommodation for all the family.

The property is situated in Ashampstead, a highly sought-after quiet period village, in the heart of the countryside yet within easy access to nearby villages, towns and train stations. This is a wonderful location to enjoy the many footpaths and bridle paths. The cottage is within walking distance of the famous Vicars Game/Casey Fields farm shop with its fabulous butcher, fishmonger, greengrocer, delicatessen, and coffee shop.

The cottage has a spacious farmhouse kitchen, with lots of storage, granite work surfaces, a preparation island, double electric oven, gas hob, standalone fridge freezer, dishwasher, and lots of room for a large kitchen/dining table.

The sitting room is large, with a wood burning stove. There is a study, a play/family room, a ground floor guest bedroom, and utility room with sink, plumbing for a washing machine and storage. All the rooms are of generous proportions with large windows and excellent ceiling heights.

3 bedrooms to the first floor, a family bathroom and to the principal bedroom a dressing room and ensuite bathroom with roll top bath and separate shower.

Summary of accommodation: Sitting room, study, play-room, large kitchen/breakfast room, utility room, ground floor bedroom 4, cloakroom. First floor: 3 bedrooms, family bathroom, bedroom 1 with ensuite and dressing room.

Gardens. Pretty, mature gardens to both front and rear of the property, with secluded terrace areas, and a private courtyard garden to the rear with a useful shed and gate access to the parking area and single garage.

Local facilities: The pretty village of Ashampstead is set on high ground surrounded by countryside noted to be of outstanding rural beauty. The village farm shop is within easy walking distance of the property.

Local pubs include the The Bell at Aldworth and the country hotel/restaurant The Royal Oak at Yattendon, along with The White Hart in Hampstead Norreys.

The village hall is the centre of an excellent community life, and normally hosts all sorts of monthly events; Christmas bazaar, monthly pub night, theatre club, food fairs, bonfire night, barn dance, etc.

Situated just 20 minutes from Newbury, 30 minutes from Reading, 15 minutes from M4 Junction 12 at Theale and approximately 10 minutes from Pangbourne. Pangbourne offers a range of amenities including a splendid selection of independent specialist shops, a supermarket, library, doctors, dental practices, hairdressers, and restaurants. The train station offers fast links to London Paddington, Oxford and Reading.

Schools: Set within The Downs catchment. There are excellent schooling facilities within the area offering both public and private, primary and secondary education to include; Hampstead Norreys School, Harriet House Montessori, Compton Primary School, Yattendon Primary School, Pangbourne College, Bradfield College, St Andrew's Preparatory School, Moulsoford Boys School, Cranford House, Downe House and The Oratory.

Directions: Arrive in Ashampstead, with the village green on the left, turn right into Chapel Lane and the driveway will be found on the left-hand side. Park in front of the right-hand garage.

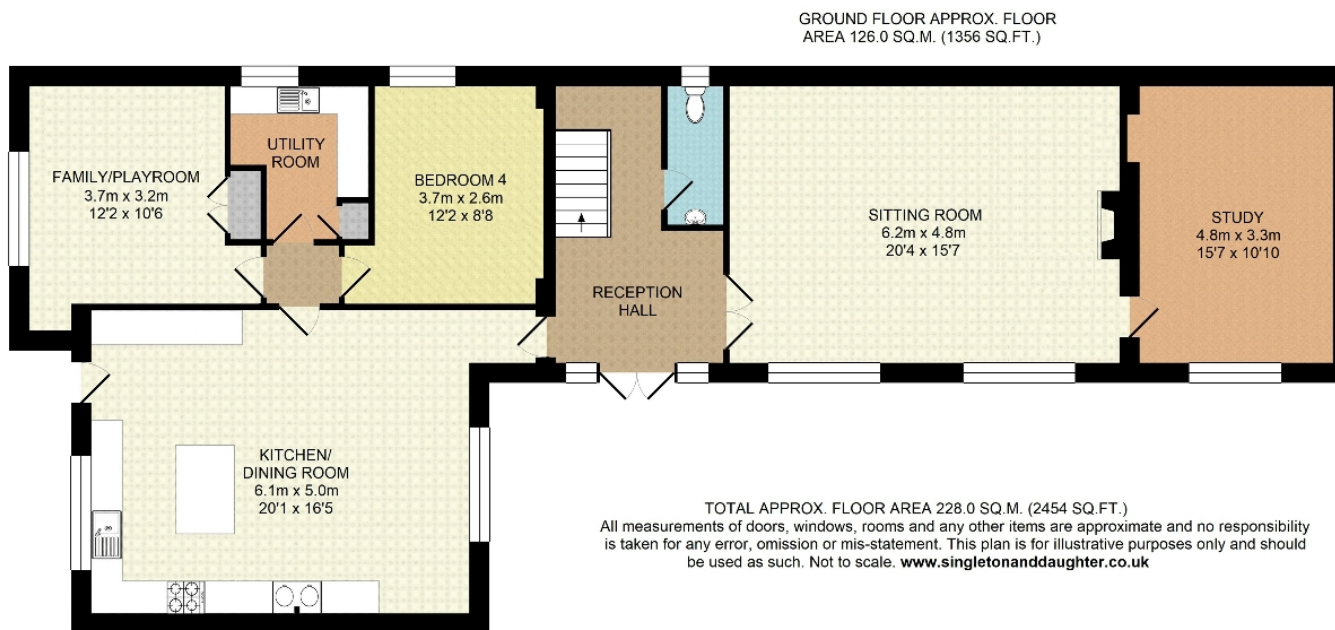
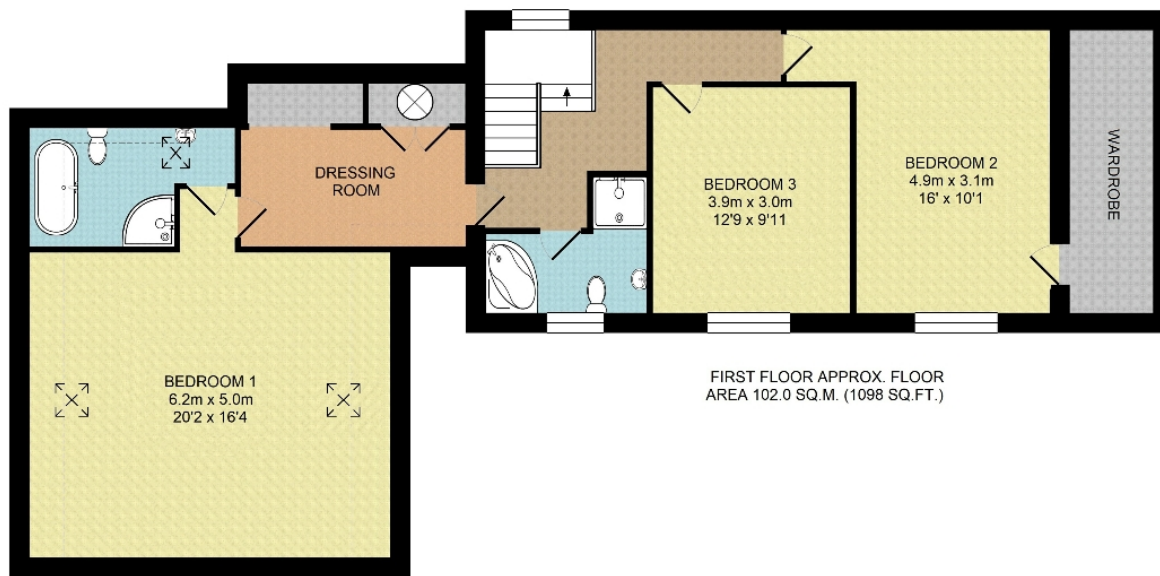
Services: Main water, electricity, drainage. Propane gas central heating. Hive central heating control. High speed Gigaclear connected.

Post Code: RG8 8RT

What3words: shadowing.track.medium

West Berkshire Council. Council tax band G





TOTAL APPROX. FLOOR AREA 228.0 SQ.M. (2454 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

Deposit: A holding deposit equivalent to 1 weeks rent £807.69 (to secure the property). A damage deposit equivalent to 5 weeks rent £4,038.46 will be held by the Government approved Tenancy Deposit Scheme.

Rent: £3,500 to be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent, it does not include additional services such as council tax, utility charges, telephone, broadband, TV.

Tenancy Information:

The following are permitted payments which we may request from you: a) The rent b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher

e) Payments associated with early termination of the tenancy, when requested by the tenant f) Payments in respect of utilities, communication services, TV licence and council tax; and g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement Please advise us if you believe you have an adverse credit history which could include CCJ's.

Dudley Singleton & Daughter are members of Propertymark & The Property Ombudsman. Client money protection is provided by the National Federation of Property Professionals.

Viewing only by arrangement with vendor's agent

Singleton & Daughter, No. 1 Station Road, Pangbourne, RG8 7AN.

Tel: 0118 984 2662

info@singletonanddaughter.co.uk

www.singletonanddaughter.co.uk, www.mayfairoffice.co.uk,

rightmove.com,

London Office : Cashel House, 15 Thayer Street, London, W1.



IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the landlords of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the landlords. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective tenants are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thicknesses, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the rental. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn.

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.

