



Downland Cottage, Aldworth, Reading

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# Downland Cottage, Aldworth, Reading, RG8 9RL

An attractive four-bedroom detached cottage, in a beautiful rural setting six miles from Pangbourne.

Goring 3.5 miles, Goring & Streatley station 3.5 miles (50 minutes to London Paddington), Pangbourne 6.5 miles, M4 (Jct 13) 7.9 miles, Newbury town centre 10.5 miles, Reading town centre 13.0 miles

Drawing room | Dining room/conservatory  
Kitchen/breakfast room | Utility | Cloakroom  
Principal bedroom with en suite shower room  
3 Further bedrooms, 1 en suite | Family bathroom | Garage | Garden | EPC rating E

## The property

Downland Cottage is a splendid, detached property that features light, airy reception rooms with clean, neutral décor and high-quality contemporary fittings throughout.

The main reception room is the generous drawing room, which includes wooden flooring, a fireplace with a modern log burner and bi-fold doors opening onto the rear garden. There is also a sunny conservatory/dining room, while the kitchen and breakfast room has shaker-style units, a central island with a breakfast bar, integrated appliances and an Aga. The adjoining utility room provides further space for appliances and household storage.

Upstairs there are four double bedrooms, including a generous principal bedroom with extensive built-in storage and an en suite shower room. One further bedroom is en suite, while the first floor also has a family bathroom with an over-bath shower.

## Outside

Access for vehicles is at the side, where there is a gravel driveway and a detached garage, providing a wealth of parking for both resident and visitors. The garden to the rear of the cottage is south-facing and includes paved terracing, pristine lawns, well-stocked border flowerbeds and a variety of shrubs and mature trees. The garden is enclosed by established hedgerow borders.

## Location

The village of Aldworth is set in a peaceful rural location, in the heart of the Chiltern Hills Area of Outstanding Natural Beauty. The nearby village of Goring has several everyday amenities, including local shops, pubs and cafés, while sought-after Pangbourne is six miles away, with its excellent range of local facilities including a church, primary school, pubs and restaurants and a number of specialist shops, including an award-winning butcher and specialist cheese shop. Further schooling in the area includes Compton C.E. Primary School and The Downs School for secondary, both of which are in Compton and rated 'outstanding' by Ofsted. The more comprehensive amenities of Reading are 12 miles away (London, Paddington 45 mins), while Newbury is within 10 miles. The M4 (J13) is eight miles away and provides excellent access to the motorway network, London and its airports.

## Directions

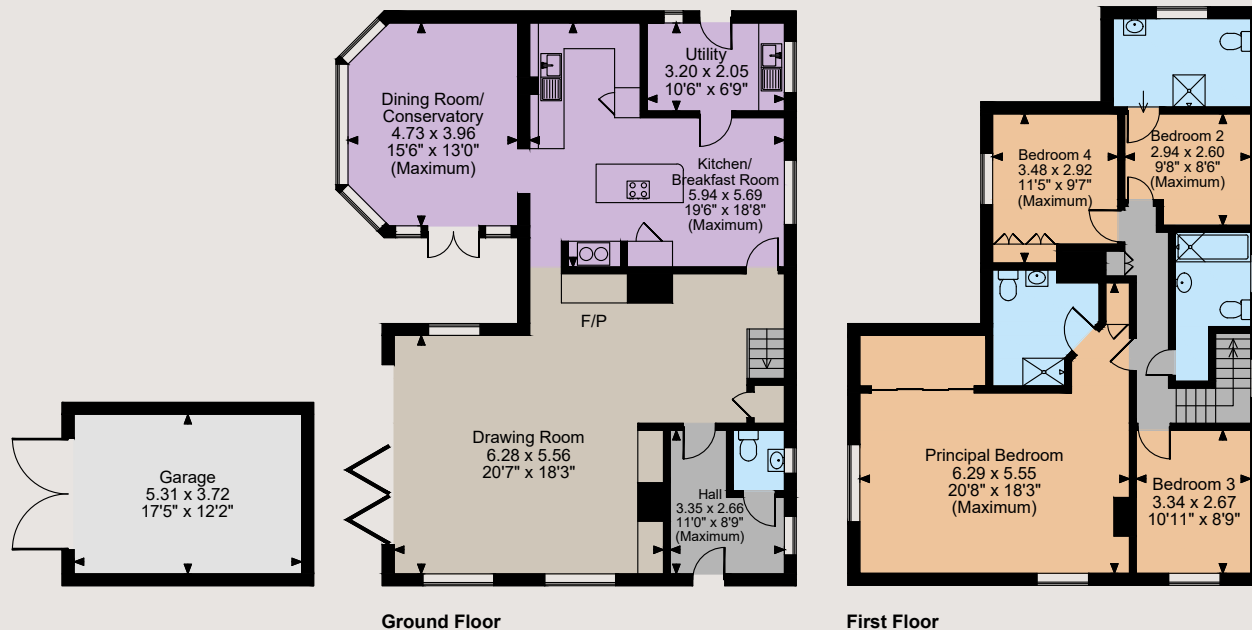
From Pangbourne, take the A329/Shooters Hill past the station and toward Goring. After 4 miles, in Streatley, turn left onto the B4009/Streatley Hill. Continue for 2.7 miles, through Aldworth, and you will find the property on the left.







Downland Cottage, Aldworth, Reading  
Main House internal area 2,164 sq ft (201 sq m)  
Garage internal area 213 sq ft (20 sq m)  
Total internal area 2,377 sq ft (221 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
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## General

**Local Authority:** West Berkshire Council

**Services:** Mains electricity, water and drainage.  
Electric/oil-fired central heating.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,250,000

## Pangbourne

1 High Street, Pangbourne, Berkshire RG8 7AE

**0118 984 5757**

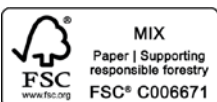
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