

The Old Chapel, Ashampstead,
West Berkshire



Strutt
& Parker

Land and property. Since 1885.

A unique and characterful former chapel with a date stone of 1840, offering beautifully presented accommodation with vaulted ceilings and period features. Set on a Green within a peaceful West Berkshire village in an Area of Outstanding Natural Beauty

The Old Chapel is a striking converted period property, featuring elegant elevations, arched windows and traditional detailing. The property offers approximately 1,200 sq ft of beautifully presented accommodation, retaining an impressive sense of volume and character.

The principal reception space is the expansive double-height drawing room, where tall arched windows with bespoke internal shutters allow for an abundance of natural light. A central wood-burning stove provides an attractive focal point, while the open-plan layout enhances the sense of space. The adjoining kitchen is well appointed with light wood cabinetry and wooden worktops and opens through to a bright conservatory, providing an ideal setting for dining with views over the walled garden. A well-presented family bathroom completes the ground floor.

On the first floor, there is a galleried mezzanine with an attractive circular window overlooking the main living space. The generous bedroom has built-in storage and an en suite cloakroom.

The property is set within a well-maintained cottage-style garden, with a stone-paved terrace adjoining the house and an area of level lawn beyond, bordered by mature hedging and well-stocked planting beds. The grounds enjoy a high degree of privacy and quiet and are surrounded by the attractive village green, trees and farmland.



Location

Ashampstead is in a conservation area within the North Wessex Downs Area of Outstanding Natural Beauty. Casey Fields Farm Shop is a feature of the village with its delicatessen, Vicars Game butchers, fish counter and coffee shop. Ashampstead is within the catchment area for the highly regarded Downs School. The sought-after town of Pangbourne is five miles away, with its excellent range of local facilities including a church, schools, pubs and restaurants and several specialist shops, including an award winning butcher and specialist cheese shop. There is also a mainline rail link from Pangbourne to London Paddington within the hour. The more comprehensive amenities of Reading are 11 miles away (London, Paddington 25 mins), while the M4 (J12) is seven and a half miles away and provides excellent access to the motorway network, London and its airports. There are excellent recreational facilities available at Bradfield College via membership, and the surrounding countryside is renowned for its walks and rides.

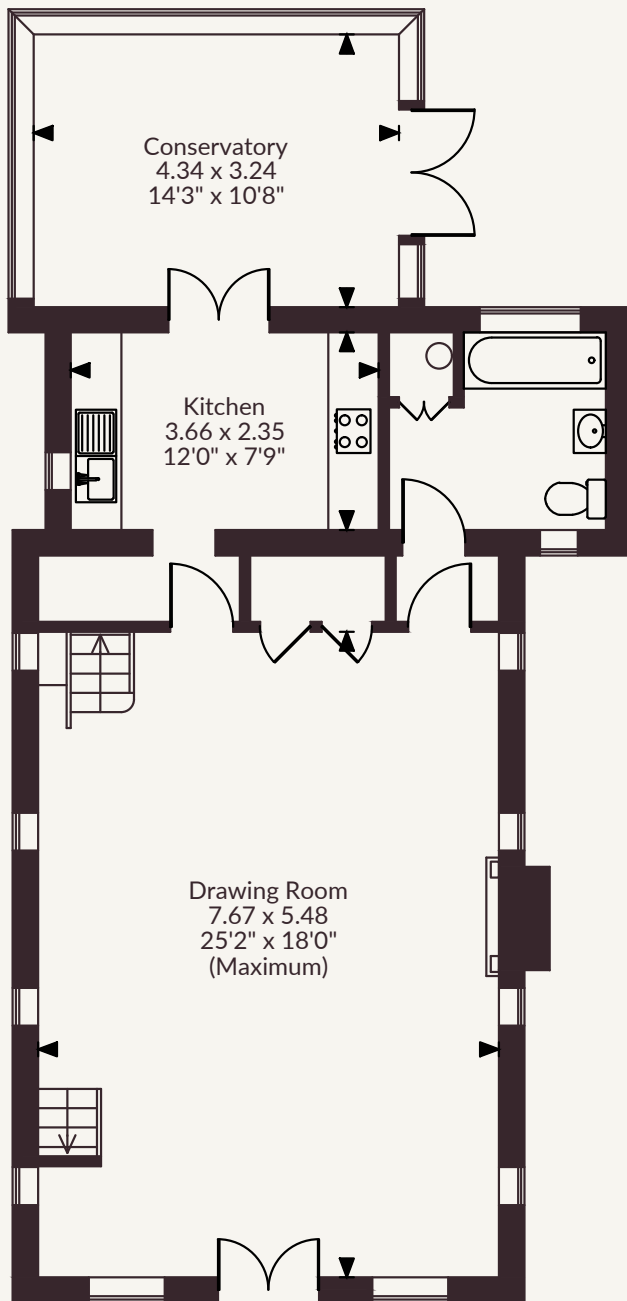
General

Local Authority: West Berkshire Council
Services: Mains services water and electric. Oil fired central heating. This property has a private drainage system which may not comply with current regulations. Further details available from the agent.
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

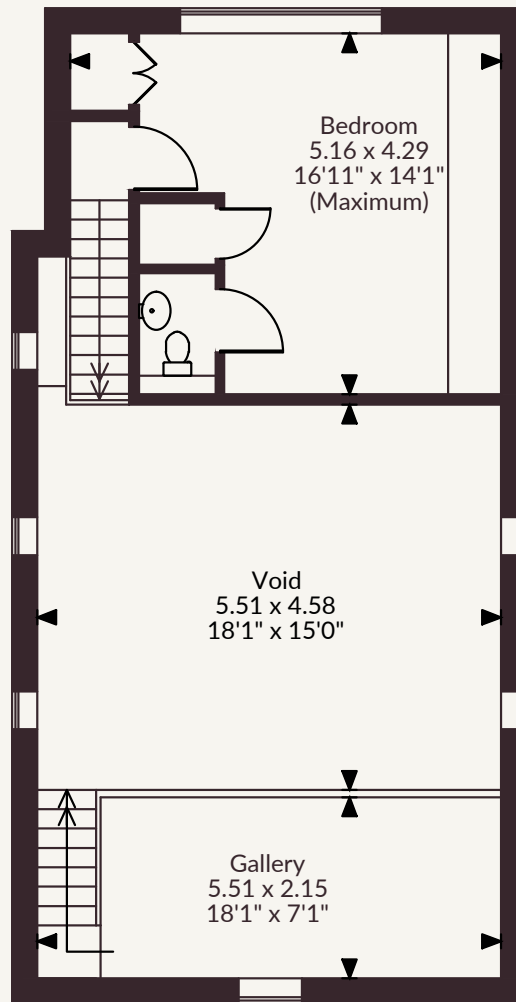
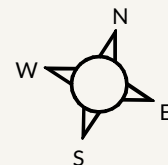
1,197 sq ft (111 sq m)
Impressive open plan drawing room
Bedroom and gallery
Conservatory
Freehold | Village

Guide price £425,000





Ground Floor



First Floor

Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707 | newbury@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.