

1 Lower Church Farm Cottages, Ashampstead West Berkshire



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A refurbished semi-detached period cottage with character features and beautiful gardens

Nestled in the heart of the picturesque West Berkshire village of Ashampstead, 1 Lower Church Farm Cottages is a charming and beautifully proportioned three-bedroom period home offering a wonderful balance of character, comfort and practicality. Occupying a peaceful position within this sought-after rural village, the property enjoys generous living accommodation, delightful gardens and useful outbuildings, making it an ideal home for families, professionals or those seeking a tranquil countryside lifestyle.

The accommodation extends to over 1,050 sq ft and is thoughtfully arranged around a welcoming entrance hall. At the heart of the home is a spacious kitchen/breakfast room, providing ample storage and preparation space together with room for informal dining. A separate dining room creates an excellent setting for entertaining and flows through to the comfortable sitting room, where a log burner provides an attractive focal point. A bright conservatory overlooks the garden and offers a versatile additional reception space, perfect as a garden room, reading area or home office.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom and two further bedrooms that are ideally suited for family members or guests. These are served by a family bathroom.

Outside, the cottage enjoys attractive gardens with a wonderful sense of privacy, offering plenty of space for outdoor dining, entertaining and children's play. A summer house provides an ideal retreat for relaxing or home working, while a separate garden store offers excellent practical storage.

1,176 sq ft (98 sq m) | Semi-detached
3 Double bedrooms | Driveway parking
Refurbished | Period
Guide price £625,000

Location

Ashampstead is one of West Berkshire's most desirable villages, surrounded by rolling countryside and an extensive network of footpaths and bridleways. The renowned Vicar's Farm Shop is a short stroll from the property. Despite its peaceful setting, the village remains conveniently placed for Pangbourne, Newbury and Reading, all of which offer excellent shopping, dining and leisure facilities. Mainline rail services from Pangbourne and Reading provide direct links to London Paddington, while the M4 is easily accessible for commuters travelling further afield. The area is also exceptionally well served by a number of highly regarded state and independent schools.

General

Local Authority: West Berkshire

Services: Mains supply electricity and water. Oil-fired central heating. This property has a private drainage system which may not comply with current regulations. Further details available from the agent.

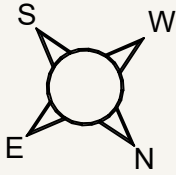
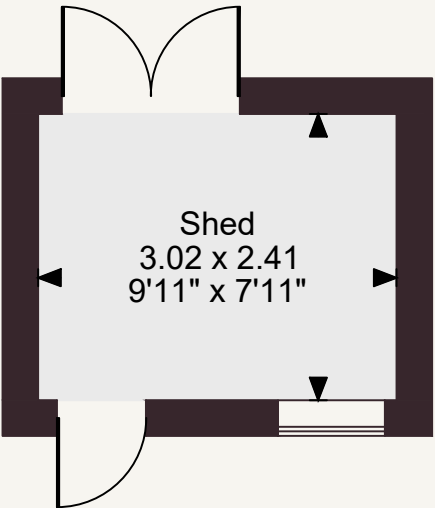
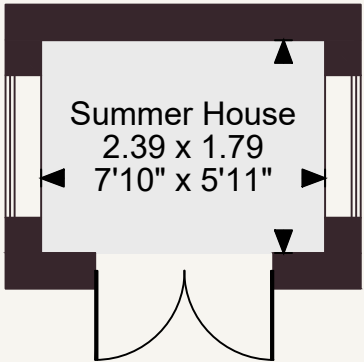
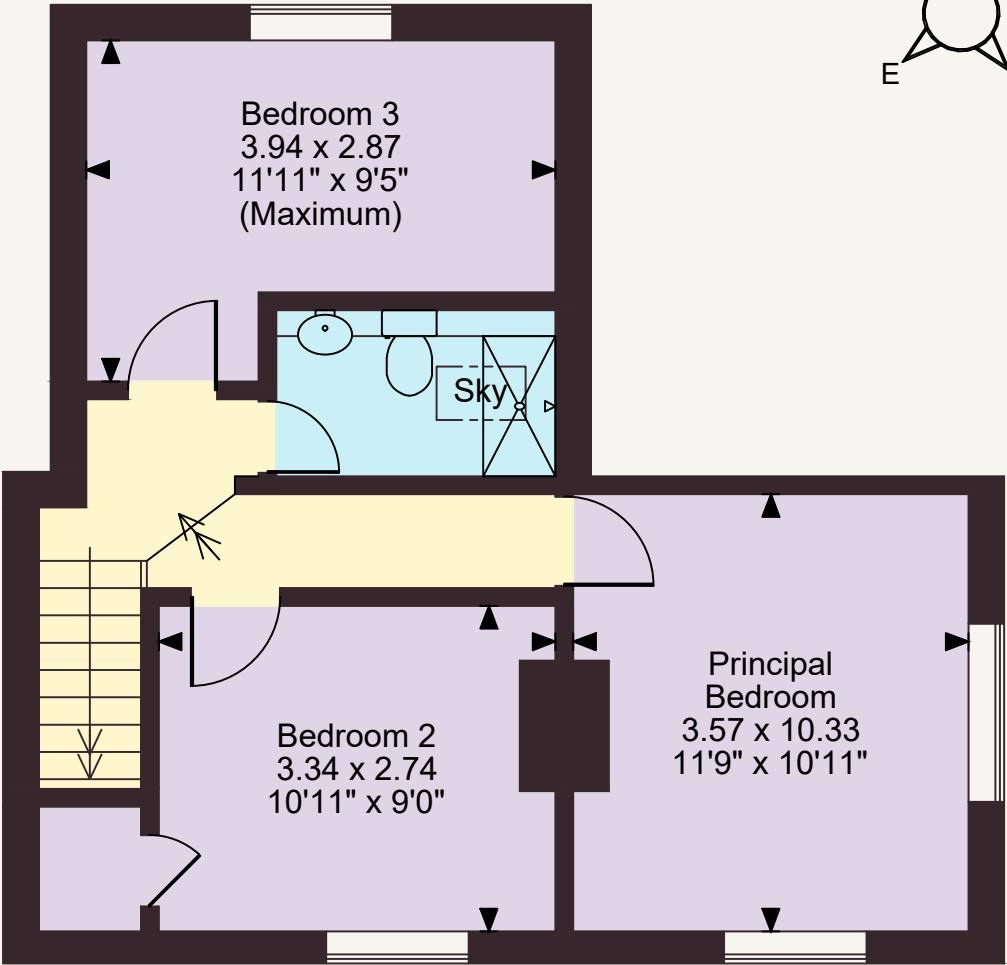
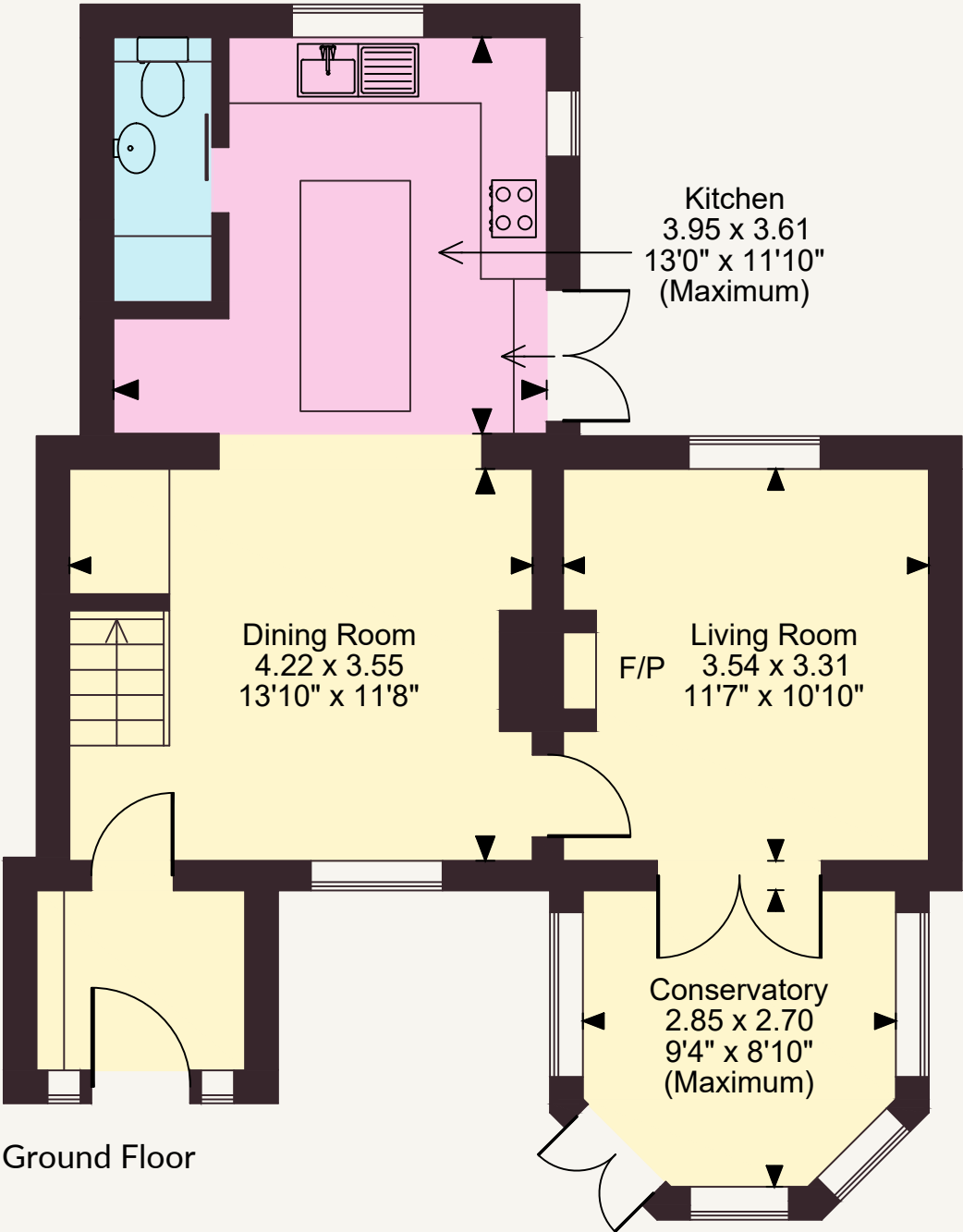
Council Tax: Band D

EPC Rating: D

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Lower Church Cottages, Ashampstead, Reading
Main House internal area 98 sq m (1,052 sq ft)
Outbuilding internal area 12 sq m (124 sq ft)
Total internal area 109 sq m (1,176 sq ft)



Newbury

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