



# Vine Cottage

Pinfold Lane, Ashampstead, West Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## A Grade II listed cottage with beautiful gardens and attractive garden studio, in a sought-after and idyllic position

A charming period cottage with a wealth of character features and delightful garden, set in the heart of the picturesque village of Ashampstead. The property lies on a peaceful lane just a few yards from the village church, and offers comfortable, flexible accommodation with exposed timber beams and other splendid original details throughout.



**3/4  
RECEPTION  
ROOMS**



**4/5  
BEDROOMS**



**4 BATHROOMS**



**OUTSIDE  
PARKING**



**0.29 ACRES**



**FREEHOLD**



**VILLAGE**



**2,092 SQ FT**



**GUIDE PRICE  
£1,275,000**



### The property

Vine Cottage is a splendid Grade II listed cottage with charming original details. The property dates from the 17th century and is in an idyllic village community, surrounded by rolling North Wessex Downs countryside. Inside the property is well-presented living accommodation with a flexible layout, while outside there is a beautiful garden, which backs onto Ashampstead recreation ground.

The reception hall provides a welcoming entrance to the property, with its wooden parquet flooring and exposed beams, as well as space for a seating area. The main reception room is the sitting room, which adjoins the reception hall and provides plenty of space in which to relax. With its windows to the front and rear, period beams and fireplace fitted with an open fire, the room displays plenty of character and charm. There is also a useful study for private home working, and space for a desk.

Towards the rear of the ground floor, the 27ft kitchen and dining room is ideal for entertaining, with space for a dining table and French doors opening onto the rear garden. The kitchen itself has plenty of storage in fitted, farmhouse-style units to base and wall level, while there are also wooden worktops and an electric Aga. The walk-in larder and utility room both provide additional useful space for home and kitchen storage, as well as appliances.

There is one double bedroom on the ground floor, as well as a shower room. This is ideal for use as a guest bedroom, or could be used as an additional reception room if required. Upstairs there are a four further bedrooms, including the principal bedroom with its walk-in wardrobe and en suite bathroom. One further bedroom has an en suite shower room, while the first floor also has a family bathroom.





## Outside

At the front of the property there is a small garden with border hedgerows and various established shrubs, while parking is available on gravel driveways to either side of the front gardens. The rear garden extends to more than 100ft and includes a patio area for al fresco dining at the back of the house, with a well-maintained lawn beyond, which is bordered by well-stocked beds with various shrubs, flowering perennials and trees. Towards the end of the garden there is a vegetable garden with raised beds, a fruit cage and a timber-clad shed with a pitched and tiled roof. Beyond the vegetable garden there is a 29' long garden building with a woodburning stove, which is currently used as a home office. There is a garden gateway which leads directly onto the village recreation ground and gives access to a wealth of beautiful countryside and lovely walks.

## 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.



## Distances

- Goring 5.0 miles
- Pangbourne 5.2 miles
- Theale 6.6 miles
- Thatcham 9.2 miles
- Newbury 9.8 miles
- Reading 11 miles

## Nearby Stations

- Pangbourne
- Goring & Streatley
- Theale

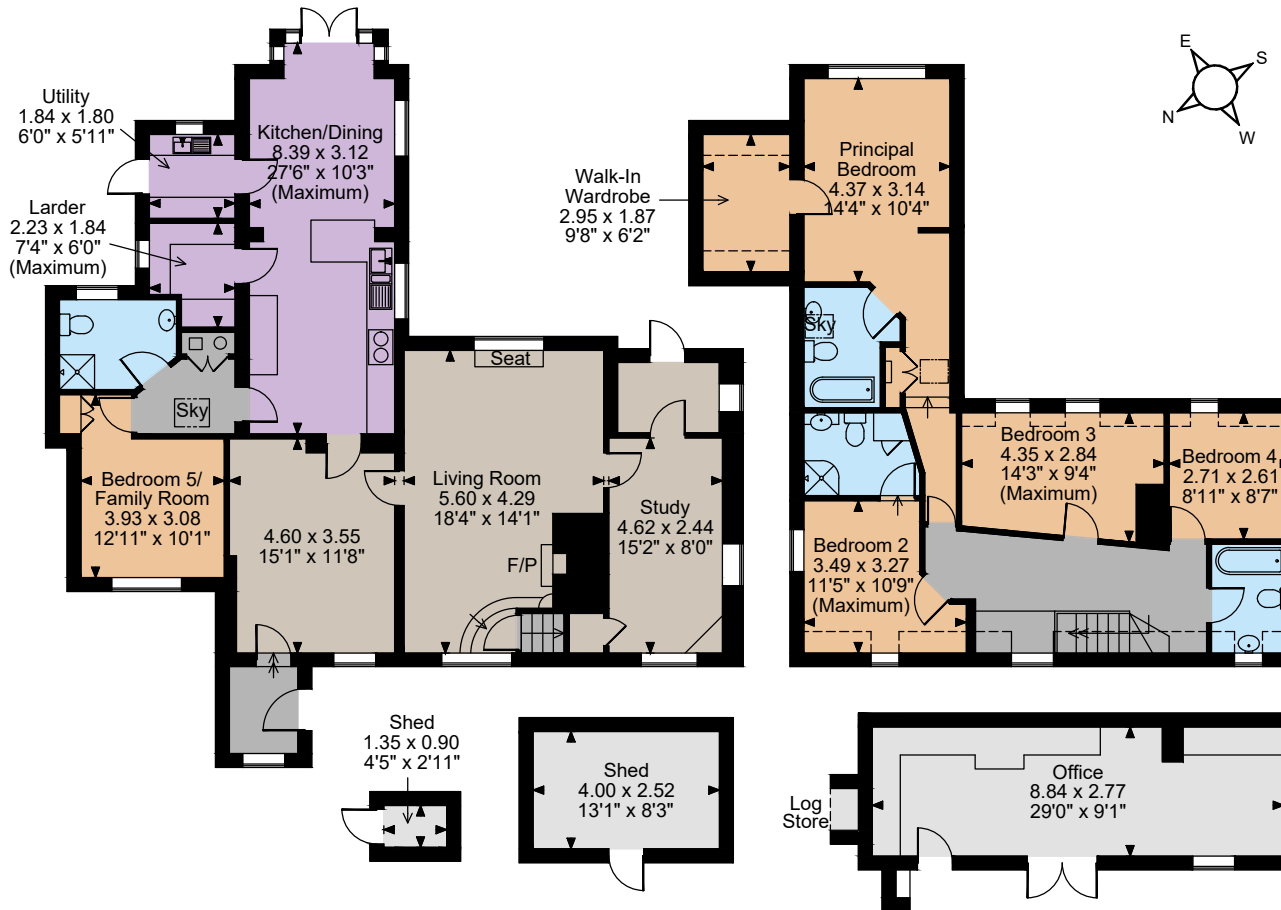
## Key Locations

- Beale Wildlife Park
- Thames Path near Pangbourne
- Basildon Park
- Mapledurham House
- The Living Rainforest
- Reading Museum
- Wallingford Castle

## Nearby Schools

- St Andrew's School
- The Oratory Preparatory School
- The Oratory School
- Pangbourne College
- Elstree School
- Downe House School
- Bradfield College
- The Downs School





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

☐☐☐ Denotes restricted head height

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## Floorplans

Main House internal area 2,092 sq ft (194 sq m)

Outbuilding internal area 386 sq ft (36 sq m)

Total internal area 2,478 sq ft (230 sq m)

For identification purposes only.

## Directions

RG8 8SH

**what3words:** ///inversely.thankful.ideals - brings you to the driveway

## General

**Local Authority:** West Berkshire Council

**Services:** Mains electricity, water and drainage

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

**Council Tax:** Band G

**EPC Rating:** E

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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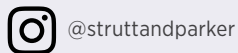
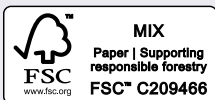
## Pangbourne

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