



Mill House, Stanford Dingley, West Berkshire

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Mill House, Stanford Dingley, West Berkshire, RG7 6LS

A substantial period house set in beautiful river fronted gardens

Pangbourne 5 miles, Theale 6 miles (London Paddington 45 mins), M4 (J12) 6 miles, Newbury 9 miles, Reading 10 miles (London Paddington 27 mins)

Entrance hall | Sitting room | Drawing room
Kitchen/breakfast room | Garden room
Utility room | Cloakroom | 6-8 Bedrooms
4 Bathrooms (2 en suite) | Games room/
bedroom 8/ | Store room | EPC F

Garage and carport with games room above
Store rooms | Greenhouse | Log store
Gardens - approximately 2.5 acres
Fishing rights over the stretch of the river
bordering gardens.

The property

Mill House is a stunning riverside country home within a quiet, private and peaceful village setting. The kitchen/breakfast room has been immaculately designed to combine practicality and style with limestone flooring, granite work surfaces, curved units and an integral larder. There are folding doors leading through to the garden room, this unique, contemporary reception space with doors opening out to a terrace, serves as an ideal additional reception room, or a potential formal dining room.

The sitting room and drawing room lie within the oldest part of the house, both with open fireplaces, still showing the original tile surrounds. The sitting room provides an informal 'snug' to the front of the house with the formal drawing room across the elegant hallway. This room is split-level with beautiful alcoves and wonderful, large windows flooding the room

with natural light and French doors opening onto a terrace.

To the first floor there are five bedrooms and three bathrooms, including the principal bedroom suite which has full height windows and a balcony with a wonderful outlook across the gardens and grounds.

The second floor has been intelligently converted to make the most of the space with a sizeable landing area, two bedrooms, a shower room and a further bedroom/office with adjoining storage room.

Outside

The property is approached through an electric gate and over a gravel driveway up to the timber framed garage and carport, comprising store rooms and a games room above.

The gardens run along the river with the eastern most point housing a small garden area separated by iron railings, ideal as a play area or garden of tranquillity. On from here is a series of raised beds for vegetable gardens. The largest part of the garden lies to the south and west of the house and is mainly laid to lawn with mature trees providing a good degree of privacy and seclusion.

To the rear, beyond the extensive gardens and woodland, the property enjoys views over the adjoining fields. A beautiful terrace sits off the garden room and drawing room, ideal for summer dining or entertaining.













Location

Stanford Dingley is a highly desirable village in West Berkshire with a Saxon church and two public houses, The Bull Inn and The Old Boot. The charming village sits in beautiful farm and woodland within the valley of the River Pang. The local villages of Bucklebury and Bradfield offer excellent local amenities. Reading and Newbury are 10 and 9 miles away respectively, and provide more comprehensive facilities and shopping opportunities. Bradfield College is nearby and has excellent sporting facilities available via membership, including a golf course, indoor sports complex, pool and tennis club, whilst in Bradfield village itself there is a primary school for children aged 4-11, rated 'Good' by Ofsted. There are a number of other sought-after independent schools in and around the local area including Elstree, St Andrews, Pangbourne College, Brockhurst and Marlston School, Downe House, Horris Hill and Cheam to name a few. The area is excellent for communications with easy access onto the M4 at junctions 12 and 13 to London and the West Country, and an excellent train service from Reading or Pangbourne to London Paddington.

Directions

From Pangbourne, proceed out of the village turning right at the Church up Pangbourne Hill turn left into Bere Court Road. Proceed for about 1.5 miles to the small cross roads and continue straight over onto Dark Lane. After approximately 1.5 miles, on reaching the cross roads, proceed straight on into Back Lane. Pass the left hand turn for Tutts Clump and continue to the t-junction in Stanford Dingley. Turn left and proceed into the village where Mill House can be found after a short distance on the right hand side.

Floorplans

Main House internal area 372 sq m (4,002 sq ft)
Garage & Carport internal area 47 sq m (505 sq ft)
For identification purposes only.



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

□□□ Denotes restricted head height

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General

Local Authority: West Berkshire Council Tel: 01635 511111

Services: Mains water, electricity and drainage. Oil fired central heating. ESWA heating to part of the house which provides underfloor and ceiling heating.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,750,000

Newbury

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Pangbourne

1 High Street, Pangbourne, Berkshire RG8 7AE

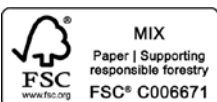
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