



Boot Cottage  
Stanford Dingley, Berkshire



## A practical and private feeling, detached family home with four bedrooms, in an idyllic village setting

A comfortable detached family home with attractive décor and fixtures, located in the sought-after Berkshire village of Stanford Dingley. The village benefits from two pubs, a social and active community, surrounded by beautiful, open countryside.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**1 BATHROOM**



**DRIVEWAY PARKING**



**0.21 ACRES**



**FREEHOLD**



**VILLAGE**



**1,590 SQ FT**



**GUIDE PRICE  
£1,000,000**

### The property

Boot Cottage is a beautifully presented family home, featuring well-proportioned accommodation arranged over two floors. The main reception room is a comfortable drawing room, features a splendid open fireplace with a wooden and brick-built surround and a brick hearth. Further reception rooms include a flexible front facing room, currently operating as a study but equally could be a playroom or television snug. The heart of the home is the spacious, open-plan kitchen, upgraded by the current owners, with a smart kitchen island and plenty space for a dining area with double doors leading to the garden. The kitchen includes a flagstone floor, shaker, country styled units, butler sink, space for an American fridge / freezer, an oil fired Aga, which is complimented by an electric oven and induction hob. Additionally, the ground floor has a utility room for further storage and home appliances.

Upstairs there are four bedrooms, including the generous principal bedroom with two hanging wardrobe spaces and a feature Juliet balcony

accessed by double doors. Historically, what is considered bedroom 4, was previously a 2nd bathroom and the plumbing remains should there be a requirement to reinstate. Finally there is a smart and spacious family bathroom, containing a bathtub with overhead shower.

### Outside

At the front of the property, the driveway provides off-street parking for a number of vehicles and is bordered by a picket fence that separates it from the front garden. This garden features a lawn with flower beds filled with a variety of perennials, alongside mature hedgerows and trees offering character and greenery. The garden extends around the side and rear of the property, with additional lawned areas framed by established hedgerows, creating a peaceful and private setting. The main garden is flat and lawned, enjoying lovely views across a neighbouring fields to the rear. lies to the east of the house and is accessible from both the drawing room and the kitchen/dining area, making it ideal for al fresco dining.





## Location

Stanford Dingley is a highly desirable village in West Berkshire with a Saxon church and two public houses, The Old Boot which dates to the 18th Century and The Bull dating back to 15th Century. This charming village sits within beautiful farmland and woodland, containing numerous footpaths and walks within the Pang valley. Neighbouring local villages, such as Chapel Row and Bradfield offer excellent local amenities including a village shop, doctors surgery, a café and further pubs. Bradfield College is nearby and offers excellent sporting facilities available via membership, including a golf course, indoors sports complex, pool and tennis centre. Reading and Newbury are 10 and 9 miles away respectively and provide more comprehensive facilities and shopping centres. There is good access onto the M4 at junctions 12 and 13 to London and the West Country, as well as an excellent train service, connecting to Reading, providing fast and regular services to London Paddington.

### Distances

- Theale 5.2 miles
- Thatcham 5.3 miles
- Pangbourne 6.8 miles
- Newbury 8.5 miles
- Reading 10 miles

### Nearby Stations

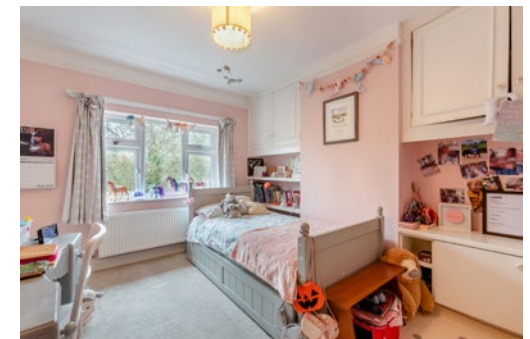
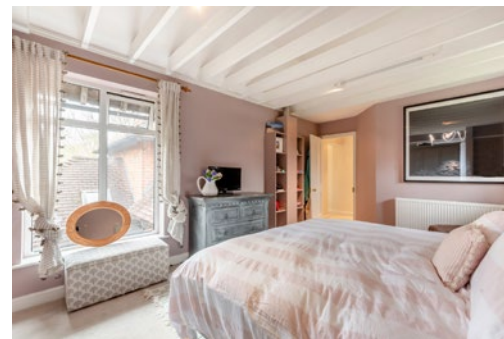
- Theale
- Pangbourne
- Midgham
- Aldermaston
- Reading

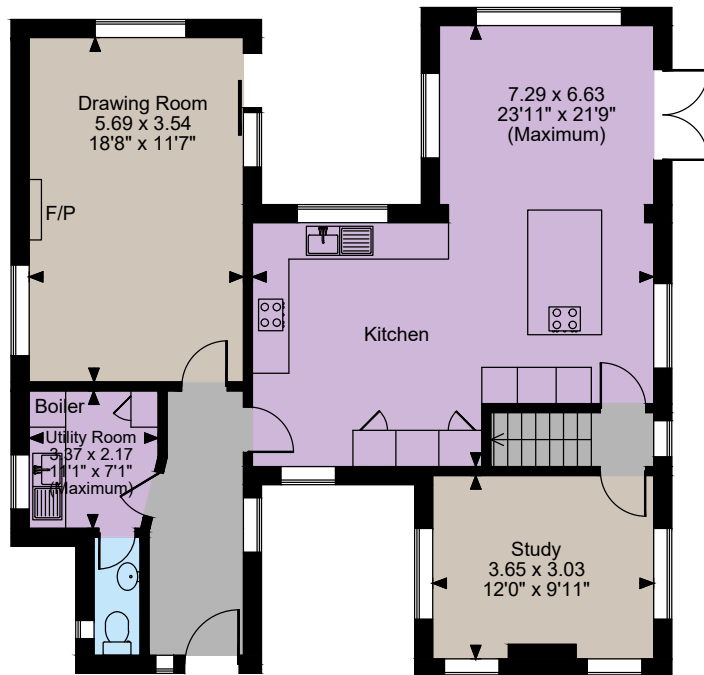
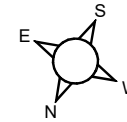
### Key Locations

- The Bull Inn
- The Old Boot
- Bucklebury Farm & Deer Safari Park
- Basildon Park
- Beale Park
- Donnington Castle
- The Living Rainforest
- Highclere Castle

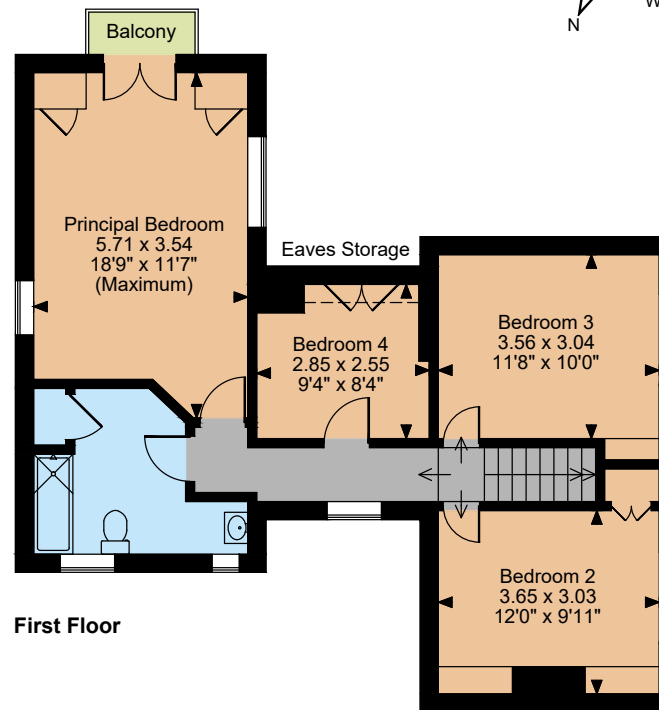
### Nearby Schools

- Bradfield College
- Pangbourne College
- St. Andrew's Berkshire
- Elstree School
- Yattendon Primary School
- Bradfield Southend Primary School





Ground Floor



First Floor

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

□□□ Denotes restricted head height

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## Floorplans

Internal area 1,590 sq ft (148 sq m)

Balcony external area = 13 sq ft (1 sq m)

Total internal area 1,603 sq ft (149 sq m)

For identification purposes only.

## Directions

RG7 6LT

**what3words:** ///curtail.scarf.tadpole - brings you to the driveway

## General

**Local Authority:** West Berkshire

**Services:** Mains water and drainage, electric and central heating.

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

**Council Tax:** Band F

**EPC Rating:** D

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

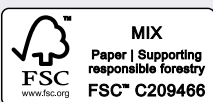
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## Pangbourne

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