



Dingley Hill Bradfield, West Berkshire

STRUTT & PARKER

Dingley Hill

Bradfield, West Berkshire
RG7 6JR

A substantial Victorian country house in an idyllic rural location with lovely gardens and grounds extending to just over 2 acres

Theale 4 miles, M4 (J12) 4 miles, Pangbourne 5 miles (London, Paddington within the hour), Reading 8 miles (London, Paddington 25 mins)

Reception hall | Drawing room | Dining room
Family room | Study | Kitchen/breakfast room
Utility room | Cloakroom | Principal bedroom with en suite shower room | Five further bedrooms | Two family bathrooms | Separate W/C | EPC rating E

Double open bay oak framed garage
Double garage with store rooms behind
Large workshop

Garden and paddock, in all about 2.164 acres

The property

Built in about 1840, with a later addition in about 1970, Dingley Hill is a beautiful Victorian country house which sits neatly within its grounds. Throughout, the house has an abundance of original features and impressive fenestration making it a light and airy home. The principal reception rooms are all arranged off the generous entrance hall with its wooden flooring. On one side is the drawing room and study, both with open fireplaces and double doors leading to the outside. The drawing room has double doors to the garden and a large picture window, and there is access here into the small adjoining greenhouse. The drawing room leads through to the family room, also with a bay window and wood burning stove.

The family room in turn leads through to the kitchen breakfast room with Aga and butlers sink and there are views out over the small terrace at the back of the house. On the opposite side of the hall is a small vestibule which leads through to the dining room, also double aspect and with an open fireplace and double doors leading to the outside.

From the hallway, the main staircase rises to the first floor. The principal bedroom is at the front of the house with a pretty bay window overlooking the grounds. There are five further bedrooms on this floor, as well as two family bathrooms and a separate WC. A secondary staircase leads down to the vestibule outside the dining room and back to the entrance hall.

Location

Dingley Hill sits between the villages of Bradfield and Stanford Dingley, amidst unspoilt West Berkshire countryside. At the hub of Bradfield Southend is the community run Village Store and Post Office and the village of Stanford Dingley has a beautiful Saxon church and two public houses, The Bull which dates back to the 15th Century and The Old Boot (18th Century). The M4 (J12) is only 4 miles away providing vehicular access to London and its airports and the West Country. Train services can be accessed at Theale and Pangbourne (both reaching London, Paddington in under one hour). Locally there is excellent schooling available, both State and Private. In particular, nearby is Elstree Preparatory School, Brockhurst and Marlston House Preparatory School, Downe House School, St. Andrews Preparatory School and Bradfield College. At Bradfield College there are excellent sporting facilities available via membership, including a golf course, indoor sports complex and tennis centre. The area is renowned for its walks and rides.





Outside

The house is approached from the lane onto a gravel driveway leading up to the front door. Adjacent to the house is an open double bay oak framed garage and by the driveway entrance there is also a large secondary double garage with storage rooms and a very large self-contained workshop. The majority of the garden and grounds stretch out beyond the gravel driveway and there are impressive rhododendron bushes on one boundary. A post and rail fence separates the garden from the paddock. There are woodlands behind the house which provide a myriad of paths for exploration and dog walking.

General

Services: Mains water, electricity and drainage. Oil fired central heating.

Council tax: The property is in Tax Band H.

Local authority: West Berkshire District Council. Telephone: 01635 42400





Floorplans
Main House internal area 3,401 sq ft (316 sq m)
Garage internal area 790 sq ft (73 sq m)
Outbuilding internal area 539 sq ft (50 sq m)
W.C. internal area 32 sq ft (3 sq m)
 For identification purposes only.

Directions

From Pangbourne, proceed out of the village through Tidmarsh. Continue over the motorway then take the first right signed to Bradfield. Continue along this road for a few miles passing through Bradfield College. At the War Memorial junction, turn right. Take the second turning on the right onto Cock Lane, signed to Stanford Dingley. Continue on this road until you pass the turning to Hungerford Lane on the left, then take the next lane on the left and the entrance to Dingley Hill can be found shortly afterwards on the left.



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

□ □ □ □ Denotes restricted head height

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Pangbourne

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