



Delightful Arts and Crafts cottage

Springwell Cottage, Sulhamstead, Berkshire

Freehold



Reception hall • Dining room • Drawing room • Kitchen/ breakfast room • Utility room • Shower room/w.c. • Master bedroom with ensuite bathroom • 3 further bedrooms Family • Bathroom • Summer house • Garden with large Terraced area • Carport • Parking • EPC Rating E

Pangbourne 5.6 miles, Theale mainline station 3.0 miles (direct service to London, Paddington from 40 mins , M4 J12 3.2 miles, Reading town centre 7.5 miles (London, Paddington from 26 mins), Newbury 12.8 miles

The property

Springwell Cottage is an attractive semidetached, Arts and Crafts style cottage dating from the Edwardian era. It has generously proportioned rooms, high ceilings and has a feeling of light and space throughout. Of particular note is the large kitchen/breakfast room which was enlarged from the original, by the current owners, is very spacious and has a conservatory style feel about it with windows and French doors running the entire length of two walls letting in large amounts of natural light and giving views of, and access to, the large terrace. There are plentiful kitchen units and cupboards, a range cooker, Calor gas hob, integrated dishwasher, a central island, bench seating and an informal dining area. The drawing room is also a spacious and impressive room, again having French doors opening out onto the terrace and garden beyond. Next to the kitchen is a useful ground floor shower room with w.c. with a utility room adjacent.

In addition there is a large reception hall, and a good sized dual aspect dining room. To the first floor the master bedroom has an en suite bathroom with separate shower, fitted wardrobe and views over the rear garden. There are three further bedrooms and a family bathroom.

Outside

The property is set back from the road at the end of a gravel driveway. There is extensive parking area to the front, and side of the house, a carport. To the rear there is a delightful garden with a large paved terrace area ideal for outdoor entertaining with steps leading up to gently rolling lawns, which are shaded and bordered by mature trees and established shrubs providing an excellent amount of privacy. A large summer house with a verandah sits at one side of the garden and is ideal for use as a home studio, games room or guest accommodation, while the gardens enjoy magnificent views across the surrounding farmland and on a clear day, Englefield House can be seen in the distance.





Location

The property is located in the small, semi-rural village of Sulhamstead which has an active and inclusive community. The village is surrounded by beautiful Berkshire countryside and is within easy reach of the stunning Chiltern Hills Area of Outstanding Natural Beauty. Sulhamstead is in a prime position for those who need to commute. It is only 3 miles from Theale which provides an excellent, direct service to London, Paddington in less than an hour. Reading is only 7.5 miles away and with the arrival of Crossrail, a direct service to the City will be available. For those who need to commute by car, junction 12 of the M4 is within very easy reach for London or the West Country. There are plenty of local amenities close at hand, in either Burghfield or Theale, both of which have a selection of shops, pubs, restaurants and other facilities, whilst a more comprehensive range of retail, leisure and commercial facilities can be found in nearby Reading.

There are several schools nearby, including the Sulhamstead and Ufton Nervet Primary School and the outstanding-rated Theale C.E. Primary School, Pangbourne College, Bradfield College, and the Oratory to name only a few.

Directions

From Pangbourne, take the first exit at the roundabout onto Church Road and continue onto Tidmarsh Road. Continue for three and a half miles, before taking the fourth exit at the roundabout onto Bath Road. After a mile, turn left at Sulhamstead and Ufton Cricket Club and continue onto Sulhamstead Hill where the property will be found on the left hand side just before the Village Hall.

General

Local Authority: West Berkshire Council. Tel 01635 551111.

Services: Mains water and electricity. Private drainage via septic tank. Oil-fired central heating.

Council Tax: Band D



Springwell Cottage, Sulhamstead, Berkshire House

internal area 2,051 sq ft (191 sq m)

Carport internal area 256 sq ft (24 sq m)

Summer House 229 sq ft (21 sq m)

Total internal area 2,536 sq ft (236 sq m)



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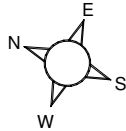
pangbourne@struttand
parker.com

Liz McLean

Savills Newbury

01635 277700

newbury@savills.com



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

□□□□ Denotes restricted head height

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