



26 Abbey Gardens  
Upper Woolhampton



## A highly impressive and sizeable, ground floor apartment within a grand, historic building.

At nearly 5,000 sq ft, this period conversion apartment is a true one-off, occupying the grandest section of the Grade II listed, former Douai School. The apartment itself has three/four bedrooms, three en-suite bathrooms, a wealth of character, period features, vast reception rooms, direct access from a private terrace to beautiful communal gardens, secure underground parking for two vehicles.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**UNDER GROUND PARKING**



**PRIVATE TERRACE**



**LEASEHOLD 131 YEARS**



**VILLAGE**



**4,804 SQ FT**



**GUIDE PRICE £1,500,000**



### The property

26 Abbey Gardens occupies a prime position within this Grade II listed building, utilising what was the grand dining hall and former kitchens for the Benedictine Monks whom attended the Douai School, on the site of Douai Benedictine Abbey. Dating from the late 19th century, it was sympathetically converted and fully renovated by Bewley Homes in 2003. Original, large wooden double doors open into a spacious entrance hallway where upon you are met by an incredibly impressive space, with vast ceilings height containing artistic, period detailing, large arched windows, a fireplace, culminating in a striking stained-glass window, containing reclaimed glass from damaged French churches during the First World War. A couple of subtle level changes, cleverly break up the 1,100 sq ft of space into distinct flexible areas for dining and formal seating. Additionally, there is the perfect mezzanine level for fully appreciating this room and currently operates as a very comfortable study area. A significant second living space forms the centre of the apartment with a large cupola skylight currently set up as a more relaxed, living room

measuring in excess of 600 sq ft next to a modern, semi-open plan, kitchen containing shaker style units, black marble work tops, Smeg ovens, an induction hob, dishwasher and an island / breakfast bar. A spiral staircase leads to a 1st floor level that has the flexibility to be many things including an over-spill, fourth bedroom. Finally, there's a discreet utility and laundry room and a great deal of storage space in the form of cellar rooms that can be directly accessed via proper stairs from the apartment. There is modern, underfloor heating throughout.

There are three recognised, bright double bedrooms, with high ceilings and each with smart and well-appointed en-suite bathrooms. Two contain a separate bath and shower cubicle. In addition to views onto the communal gardens, two have direct access to a private south-easterly facing terrace.



## Outside

Abbey Gardens features well-maintained, communal landscaped gardens with pristine lawns, paved and gravel pathways, planted beds and topiaries with a number of distinct areas for quiet reflection and sitting. The gardens and grounds surrounding the abbey buildings include rolling lawns and parkland, mature trees and woodland areas. By arrangement there is benefit of the use of tennis courts, as well as a cricket pitch and pavilion. Of particular note is secure underground parking with two designated spaces and lift access.

## Location

Abbey Gardens is set in a picturesque position on the edge of the village of Upper Woolhampton, close to the popular Berkshire locations of Newbury, Pangbourne and Reading beyond. The surrounding area is renowned for green open spaces and walks, with a number of picturesque nearby villages, of which many have good pubs. A greater selection and variety of shops and facilities can be found in Newbury or Reading. The nearest station is Midgham with regular London bound services as well as relatively quick access to either the M4 at junction 12 or the A34 towards Oxford via the A4. There is an excellent range of schooling in the area, including Elstree, Cheam, Bradfield College, St. Andrew's, Downe House and Pangbourne College.



## Distances

- Pangbourne 8.2 miles
- Newbury 7.6 miles
- Theale 5.4 miles
- Reading 10.0 miles

## Nearby Stations

- Midgham Station
- Thatcham Station
- Theale Station
- Reading Station

## Key Locations

- Woolhampton Reed Beds Nature Reserve
- Bucklebury Farm & Deer Safari Park
- Douai Abbey
- Basildon Park (National Trust)
- Ufton Court
- Kennet & Avon Canal Towpath
- The Living Rainforest
- Shaw House
- Donnington Castle
- West Berkshire Museum

## Nearby Schools

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







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

Internal area 4,804 sq ft (446 sq m)

Total internal area 4,804 sq ft (446 sq m)

For identification purposes only.

## Directions

RG7 5TZ

what3words: ///tidy.decoding.probing - brings you to the car park entrance

## 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: F

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

Service Charge: £5262 p.a

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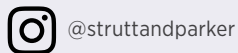
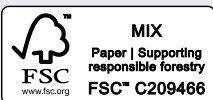
## Pangbourne

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