



# HARPTREE COTTAGE

ALDWORTH ♦ WEST BERKSHIRE

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Streatley on Thames / Goring on Thames - 2.5 Miles ♦

Wallingford - 8 Miles ♦ Oxford - 21 Miles ♦ Newbury - 11 Miles ♦

Reading - 13 Miles ♦ M4 at J12 - 9 Miles ♦ M4 at J13 - 8 Miles

♦ A34 at East Ilsley - 4.5 Miles (Distances approximate)

On the edge of this beautiful Downland Countryside in this quintessential English village, yet just a short walk to the village pubs, village hall & cricket pitch, and church, or a short drive to extensive amenities and schooling, as well as for a mainline railway station, providing direct access to London Paddington within the hour.

An individual detached chalet style house with well-appointed accommodation, extending to approximately 1603 sq ft, including an attached garage. This 3 bedroom house is privately situated with pretty garden at the rear. The ground floor is especially large and spacious, offering flexible accommodation.

♦ An Individual Chalet Style  
Detached 3 Bedroom House

♦ Prestigious Quiet Village  
Location in Conservation Area  
and in a designated "Area of  
Outstanding Natural Beauty"

♦ Within Close Driving Distance  
Of Extensive Amenities,  
Schooling, Mainline Railway  
Station To London Paddington  
& Scenic Riverside

♦ Private Driveway

♦ Porch

♦ Reception Hall

♦ Sitting Room with fireplace

♦ Kitchen

♦ Utility Room

♦ Conservatory

♦ 3rd Bedroom (downstairs)

♦ Study

♦ Shower Room

♦ Landing

♦ Main Bedroom with En-Suite

♦ Double Bedroom

♦ Attached Garage

♦ In All Extending To  
Approximately 1603 Sq Ft

♦ Private Garden

♦ Within the Downs School  
catchment area

♦ Excellent range of State and  
Private schools in local area



## SITUATION

Aldworth is a small and much prized rural village lying high up on the Berkshire Downs approximately 600ft above sea level, close to the ancient Ridgeway Path and in a designated "Area of Outstanding Natural Beauty". The village is historically linked to agriculture and farming and this way of life still continues today thus retaining its unspoilt charm and character with there having been little intrusive development.

There are two well-respected local Inns namely "The Bell" in the village square and the thatched "Four Points" as well as a notable church St Mary's, which dates from the 12th century and is well worth visiting to see the 14th century monuments to the De La Beche family, known as the Aldworth Giants. There is a cricket field by the newly built Village Hall, the latter providing numerous social and community activities.

Located just off the B4009 road to Newbury and only a 5 minute drive from Streatley / Goring on Thames where there are good shopping facilities and amenities including a mainline station providing fast commuter services up to London (Paddington) in under the hour.

The village also has good road communications for the major centres of Newbury, Reading, Oxford and the M4 motorway at Junctions 12 (Theale) or 13 (Chieveley). The A.34 at East Ilsley linking the South Coast with the Midlands is also within a short drive.

N.B. Crossrail services have commenced from Reading which together with the electrifying of the line will significantly improve travelling times to central London destinations.

## PROPERTY DESCRIPTION

Harptree Cottage is a detached house with modern render on the brickwork, giving it a softer feel. Entrance is into a porch which then leads to the reception hall with pretty curved arch taking you into the sitting room. The kitchen looks out to the rear garden and has a door accessing the patio and separate door to the utility room. The conservatory has panoramic views of the garden. Downstairs there is also one bedroom, a study and a shower room.

Upstairs there are 2 bedrooms. The main bedroom has an ensuite and access to a large area of eaves storage plus airing cupboard. Notable features are UPVC windows and doors.

A charming property with scope for further improvements.

## OUTSIDE

Privately tucked away with high hedging to the front, there is a paviour driveway across the front of the property. The attached garage is to the right hand side with gate and pathway down the side leading to the garden. The garden is mainly laid to lawn with several mature trees and shrubs.







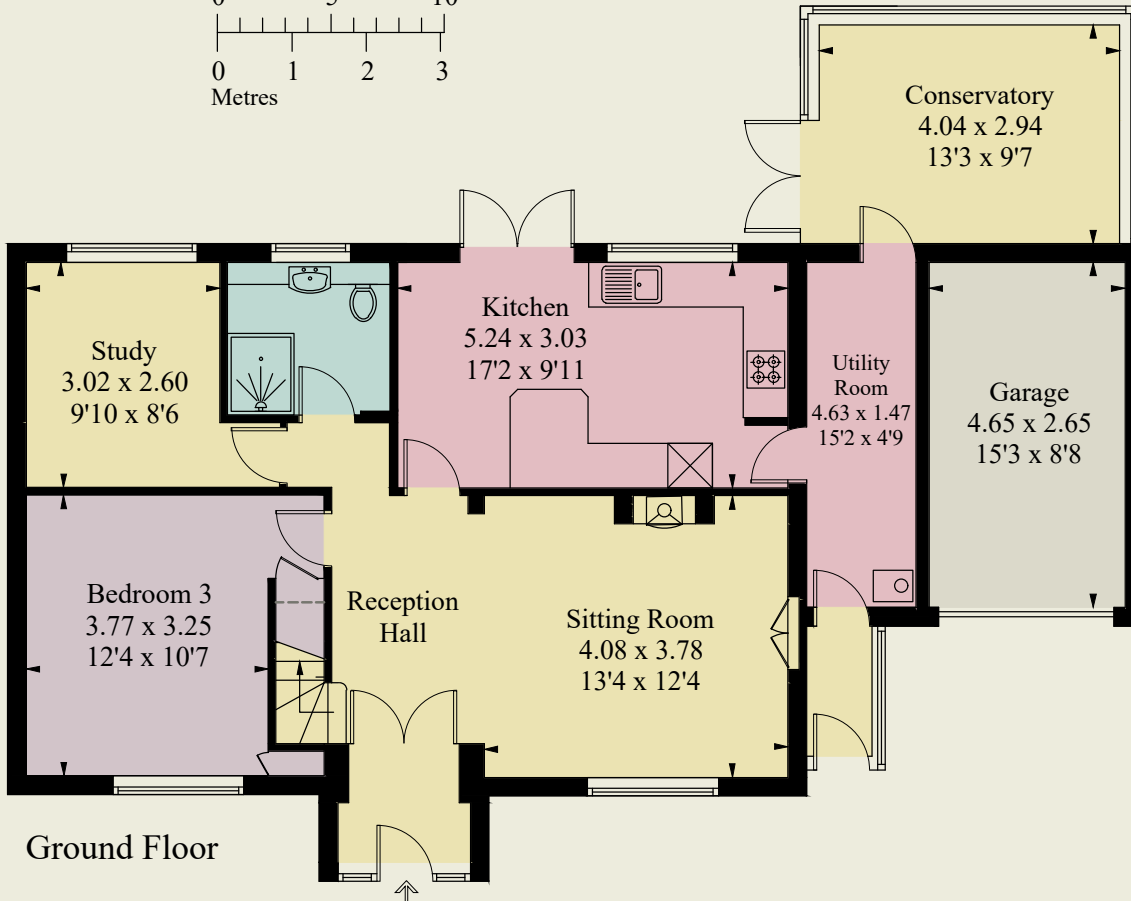
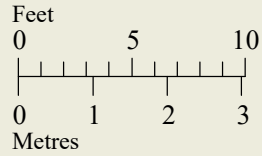


# Harptree Cottage, Bell Lane, Aldworth, Berkshire, RG8 9RP

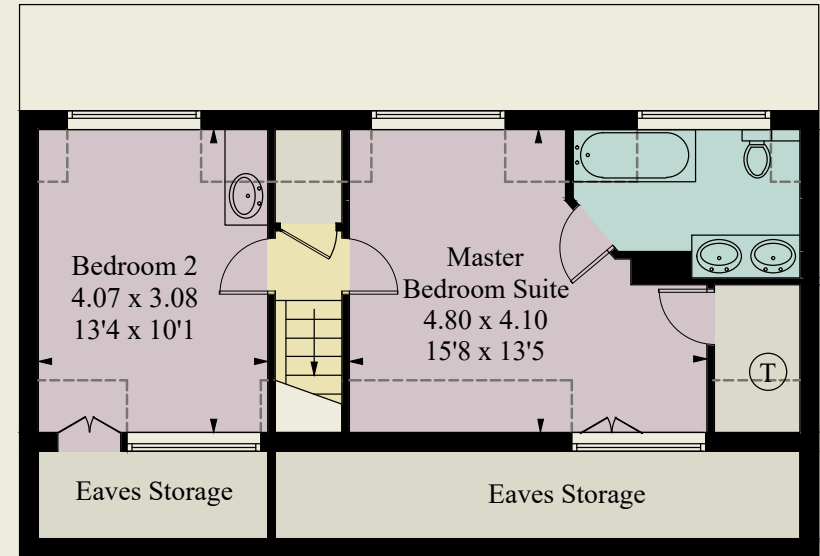
Approximate Gross Internal Area (including Garage) = 143 sq m / 1539 sq ft

Limited Use Area = 6 sq m / 64 sq ft

Total = 149 sq m / 1603 sq ft



= Limited Use Area





## GENERAL INFORMATION

**Services:** Mains water and electricity are connected. Private septic tank drainage. Oil fired central heating and domestic hot water from pressurised hot water system.

**Energy Performance Rating:** 36 F

**Postcode:** RG8 9RP

**Local Authority:** West Berkshire District Council  
Telephone: 01635 42400

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring-on-Thames, turn left and proceed down the High Street, crossing over the river bridge and continue up to the top of the High Street where at the traffic lights proceed straight across on to the B4009 to Newbury. Continue on this road for a further 2½ miles and on reaching Aldworth, turn right into Bell Lane and Harptree Cottage is immediately on your right as you enter Bell Lane.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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