



2 THE SQUARE

YATTENDON ♦ BERKSHIRE

2 THE SQUARE

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NEWBURY - 9 miles ♦ READING - 10 miles ♦ PANGBOURNE
on THAMES - 5 miles ♦ THEALE - 6 miles ♦ M4 at THEALE
(Junction 12) - 7 miles at CHIEVELEY (Junction 13) - 6 ½ miles
(Distances approximate)

A 3 bedroom cottage in the heart of the village with a generous garden, close to all the village amenities.

♦ Entrance Lobby

♦ Living Room with woodburner

♦ Fitted Kitchen with dining area

♦ Back Lobby

♦ Utility Room

♦ 3 Bedrooms

♦ Bathroom with Bath and Overhead Shower

♦ Large Garden

♦ Detached Garage and 1 Allocated Parking Space in Separate Block



SITUATION

Situated in Yattendon a picturesque village in a designated "AONB", where the planners' current policy is to restrict and control any obtrusive development wherever possible. This cottage is located in the village square and is owned and managed by Yattendon Estates Ltd.

Yattendon offers a vibrant Village Stores and Post Office in the village square together with both a hotel/pub The Royal Oak inn and a cafe, The Pantry. There is also a hairdressers which has a resident beautician at Adam and Eve. Renegade Brewery is located nearby in a new facility at Frilsham Home Farm on the outskirts of the village.

Bradfield College a leading Public School, situated some 3 miles away, has an excellent modern sports and leisure complex, which is available for the public to use by subscription with facilities including heated indoor swimming pool, badminton, gymnasium, body conditioning and aerobics, and tennis courts. The college now boasts a superb 9-hole golf course, which is also available for use by local residents.

In the local area are a first class range of schools, both state and private, including 3 prep schools, a highly regarded Church of England primary school in Yattendon and the successful Downs Secondary School at Compton, which now has a VI form.



PROPERTY DESCRIPTION

2 The Square is entered from a low gate off the main high street. Entrance is into a small lobby, then door leads into the living room. The living room is a generous size and has a woodburner. The kitchen is fitted and has a dining area. The back lobby has doors to the garden and there is a useful utility room. Upstairs there are 3 bedrooms and a family bathroom with bath and overhead shower. There is a beam across the landing 5'9" above the floor to be aware of.

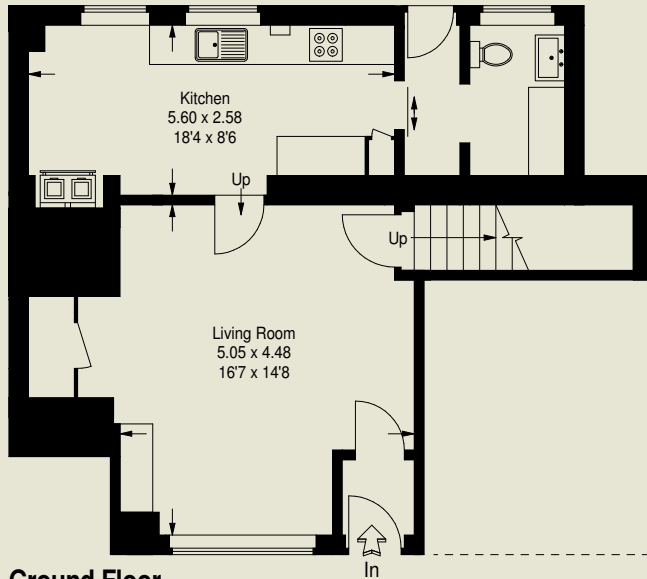
OUTSIDE

The rear garden is in 2 parts, with a hedge in the middle leading through to an additional large grassed garden area. The property has an allocated parking place behind the village stores and a garage in a nearby location.

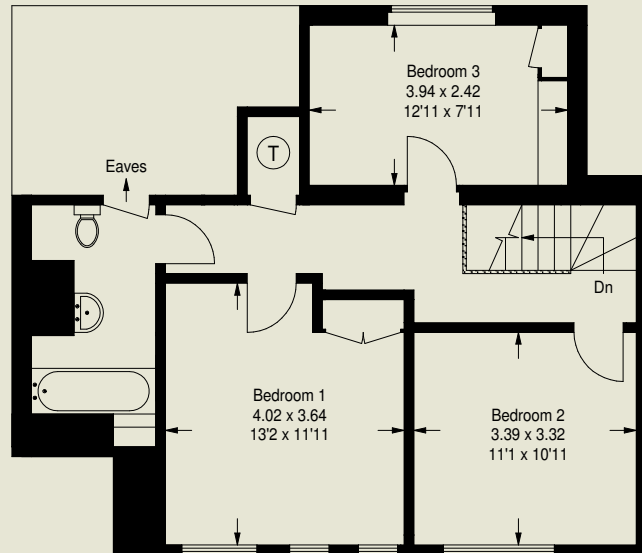


2 Yattendon Square Cottage

Approximate Gross Internal Area
110 sq m / 1184 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2013 0845 6344080 Ref 109705

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Central heating from oil fired boiler. Gigiclear superfast BB.

Council Tax: D

Energy Performance Rating: Grade II Listed Building. EPC: E

Postcode: RG18 0UF

Local Authority: West Berkshire District Council
Telephone: 01635 551111

Term: Lets of two or more years preferred.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames, turn left heading over The River Thames and up Streatley on Thames high street. Turn left and head towards Pangbourne. In about 1½ miles, take the turning right onto Hook End Lane and continue until the end of the road (about 2 miles). Carry straight over this junction and down to the next junction and turn left onto Ashampstead Road. Next right is signposted for Yattendon and carry on this road until you get to the village in about 2 miles. Upon entering the village, carry on past the church and just past the shops 2 The Square will be found on your right hand side.

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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