



1 OLD PARK COTTAGES

YATTENDON ♦ BERKSHIRE

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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 semi detached house on the outskirts of the village
with a large garden, detached garage and 2 parking spaces.

- ♦ Entrance Hall
 - ♦ Sitting Room with woodburner
 - ♦ Dining Room
 - ♦ Fitted Kitchen
-
- ♦ 3 Bedrooms
 - ♦ Bathroom with Bath and Overhead Shower
 - ♦ Separate Cloakroom
-
- ♦ Large Garden
-
- ♦ Detached Garage and 2 Allocated Parking Spaces



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 within a short drive of 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

1 Old Park Cottages is a mock tudor style property in the "arts and crafts" era style. Entered from the front, the hall has stair access and there is a large sitting room with wood burner. There is a separate dining room located next door to the fitted kitchen. Upstairs there are 3 bedrooms and a family bathroom with bath and overhead shower, plus separate cloakroom.

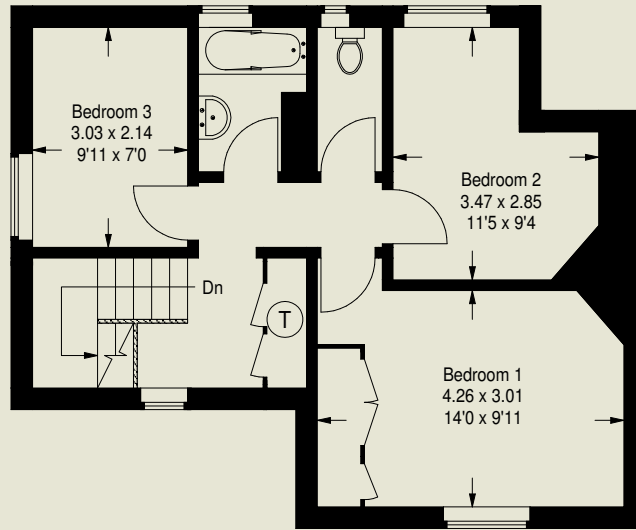
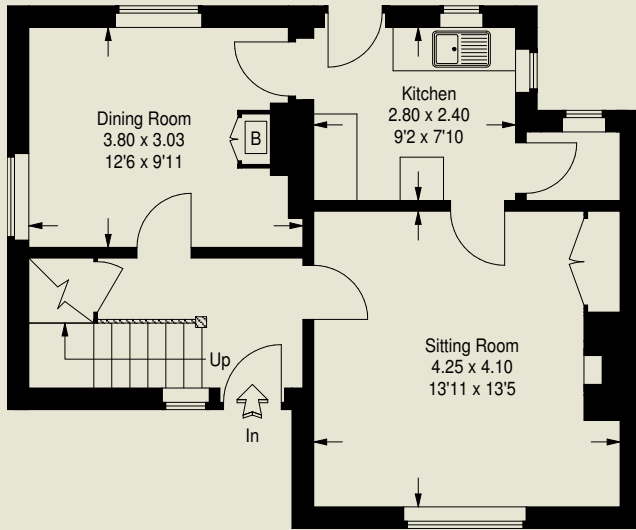
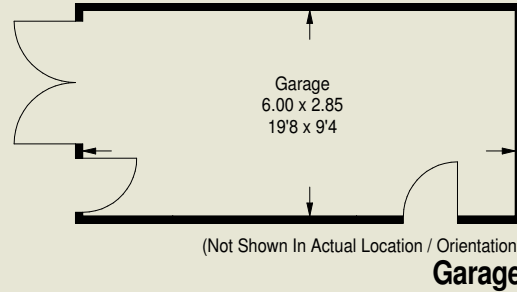
OUTSIDE

The house is set back from the Yattendon Road and accessed via a track leading to the back of the property. The gardens are located to the front, side and back of the house. The main garden is to the side and is a large lawned area with trees to the boundary. Lovely views are all around. The garage is located behind the house and can be accessed from the garden via a side door and the main doors open onto the parking area. There are 2 allocated parking spaces behind the house. There is a pedestrian gate at the front of the property.



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Approximate Gross Internal Area = 94 sq m / 1012 sq ft
 Garage = 17 sq m / 183 sq ft
 Total = 111 sq m / 1195 sq ft



Ground Floor

First Floor

FLOORPLANZ © 2013 0845 6344080 Ref 112045

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. There is a shared septic tank. Wiring for EV charger. Gigaclear superfast BB.

Council Tax: D

Energy Performance Rating: D / 60

Postcode: RG18 0XB

Local Authority: West Berkshire District Council
 Telephone: 01635 551100

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 for about 1 and ½ miles and a private driveway on your right takes you up and behind the property with 1 Old Park Cottages being the furthest and parking straight ahead.

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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