



4 PYT COTTAGE

PYKES HILL ♦ ASHAMPSTEAD ♦ BERKSHIRE

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PANGBOURNE ON THAMES - 6 miles ♦ STREATLEY/GORING ON THAMES - 5 ½ miles ♦ HAMPSTEAD NORREYS - 2 miles ♦ UPPER BASILDON - 2 ½ miles ♦ COMPTON - 3 ½ miles ♦ READING - 10 miles ♦ NEWBURY - 9 miles ♦ ABINGDON - 17 miles ♦ OXFORD - 22 miles ♦ A34 at East Ilsley - 6 miles ♦ M4 (J12 at Theale) - 6 ½ mile ♦ (J12 at Chieveley) - 7 miles (Distances approximate)

Quietly situated in the very heart of the beautiful Berkshire Downs, in an area designated as "Area of Outstanding Natural Beauty" (AONB) yet within close reach of extensive local facilities and schooling, and additionally benefitting from being but a short drive of a mainline railway station providing direct access to London Paddington within the hour, in addition to the M4 and A34.

A charming and spacious 3 bedroom period cottage, listed Grade II, extending to approximately 1,420 sq ft in size, affording a wealth of character, set in mature landscaped gardens and grounds. The many period features include:

- Exposed beams dated October 27, 1772
- Carved pine fireplace
- Ancient Elm staircase
- Victorian tub
- Original wattle and daub walls first constructed probably in the late 1500's (reason for listed status)
- Cornish granite flagstone in the conservatory

Early inspection of this attractive property is highly recommended so as to appreciate its many attractive attributes and delightful setting.



♦ Private Driveway & Forecourt

- ♦ Covered Front Porch
- ♦ Entrance Lobby
- ♦ Kitchen / Breakfast Room
- ♦ Conservatory
- ♦ Dining Room / Snug With Fireplace
- ♦ Sitting Room With Inglenook Fireplace
- ♦ Family Bathroom

- ♦ Master Bedroom With En-Suite Shower & Cloakroom
- ♦ 2 Further Bedrooms

♦ Private & Mature Gardens & Grounds

♦ Attached Garage

♦ NO ONWARD CHAIN

SITUATION

Ashampstead Common is a quiet hilltop Hamlet surrounded by protective and private Yattendon Estate farmland and Woodland, situated some 1½ miles to the East of Yattendon. There is easy road access for Newbury, Reading, the M4 at Theale and for Pangbourne on Thames which has a mainline station providing commuter services up to London (Paddington) in well under the hour.

The much prized village of Yattendon is only a short drive away and which largely due to its historic connection with Lord Illiffe and The Yattendon Estates has remained unchanged and timeless being awarded the "Best Village in Berkshire" many times. The village boasts an excellent Butchers Shop, a Post Office / General Stores, Hairdresser's and is home to the very successful West Berkshire Micro Brewery. In the village square is the Royal Oak Inn a boutique small Country House Hotel and Restaurant. There is also a popular Primary School and both Yattendon and Ashampstead Common are ordinarily in the catchment for the much acclaimed Downs Secondary School at Compton. Additionally there are a host of Private Schools in the local area of particular note; St Andrews, The Oratory, Pangbourne College, Cranford House, The Manor, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

4 Pyt Cottage is a charming Grade II Listed detached period cottage affording a wealth of character throughout, with exposed ceiling and wall timbers to be found in abundance, complemented by open fireplaces and timber panelled doors.

There is a covered porch above the front door opening into the Entrance hallway. The entrance hall gives access to the first floor, the downstairs bathroom and the dining room. The Bathroom is a good size with a window overlooking the garden giving plenty of natural light. There is white suite of sink and WC with a free standing claw foot bath and shower over the bath. The dining room / snug has beautiful brick and flint walls with a charming open fireplace. Windows are on both sides of the room again giving lovely views over the garden. The kitchen / breakfast room is approached from the dining room and is a delightful place to be, whilst practically is well fitted out with quality furnishings, and gives good storage space. The Conservatory is a lovely addition next to the kitchen / breakfast room offering additional good sized flexible living space and panoramic views of the garden. The Dining Room gives access to the other first floor staircase leading to the 2nd bedroom and a rear hallway through to the Sitting Room. The Sitting room is charming with French doors opening out into the garden. The feature of the room is the lovely Inglenook fireplace. The 2nd bedroom has a dual aspect benefitting from lovely views. The master and 3rd bedroom are approached by the staircase in the entrance hall. The master bedroom has an en-suite WC and sink and a separately approached shower cubicle. There are lovely views of the garden and a cupboard over the stairs provides good built in storage. The 3rd bedroom is on the other side of the stair case with lots of character features and lovely views of the garden. The built in storage in this room connects to the Master bedroom over the stairs.

A full inspection is strongly recommended to appreciate this unique property.

OUTSIDE

The private gravel driveway gives ample space for parking and access to the garage. The garage is attached to the sitting room, and has an external side door giving access to the garage from the garden. There are double doors at the front giving access from the driveway. The boiler and washing machine are in the garage providing a utility area and useful additional storage.

Flanking the gravel driveway there is a low level picket fence with a pedestrian gate into the garden. A herringbone brick laid path leads along the frontage of the cottage and to the front porch.

The garden offers good seating and lawned areas, with a wealth of planted borders, and mature trees and hedging providing privacy and an attractive outlook. A small shed can be found at the end of the garden giving additional storage space.

Both private and delightfully attractive, the gardens and grounds must be viewed to be fully appreciated.




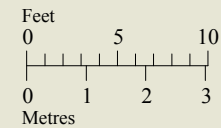
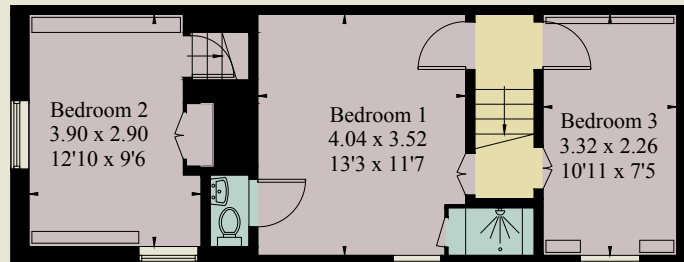


4 Pyt House Cottages, Ashampstead, Reading, RG8 8RD

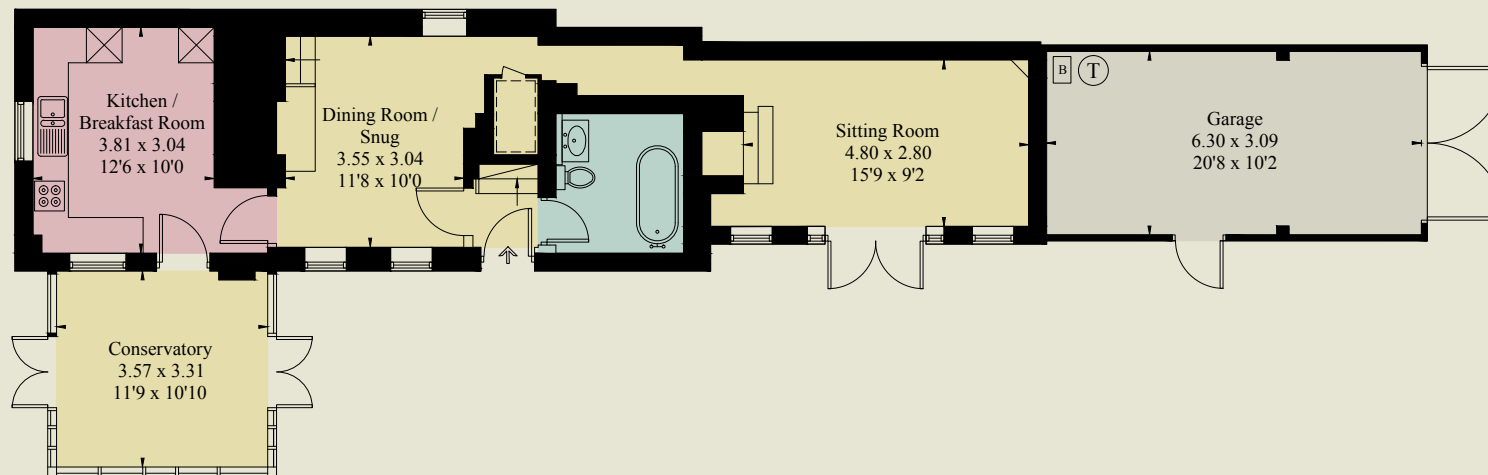
Approximate Gross Internal Area = 112.5 sq m / 1211 sq ft
Garage = 19.5 sq m / 209 sq ft
Total = 132 sq m / 1420 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Illustration for identification purposes only. Not to scale
Ref: 174430



GENERAL INFORMATION

Services: Mains electricity and water are connected to the property. Oil fired central heating and hot water. Private septic tank drainage shared with the neighbour.

Energy Performance Rating: E / 40

Postcode: RG8 8RD

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 heading over The River Thames and up Streatley on Thames high street. Proceed over the cross road heading up the hill on the B4009. Pass through Aldworth in a further couple of miles, and at The Four Points PH take the left turning. Proceed for a further couple of miles, and 4 Pyt Cottage will be found off on the right hand side just on the small turning to Pykes Hill.

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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