



HILL COTTAGE

ASHAMPSTEAD ♦ BERKSHIRE

Warmingham
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HILL COTTAGE

ASHAMPSTEAD ♦ BERKSHIRE

Pangbourne - 5 miles ♦ Goring & Streatley - 5.5 miles ♦
Hampstead Norreys - 3 miles ♦ Upper Basildon - 3 miles ♦
Compton - 4 miles ♦ Reading - 11 miles ♦ Newbury - 10.5 miles
♦ Oxford - 24 miles ♦ A34 At East Ilsley - 6 miles ♦
M4 (J.12 At Theale) - 7 miles (J.13 At Chieveley) - 8 miles
(Distances approximate)

Set within a popular countryside location in a much sought after village with great road and rail connections with commuter train at Pangbourne on Thames, direct into London Paddington within the hour.

A refurbished detached cottage situated off a quiet lane and overlooking open fields, close to the heart of the village with good sized garden and gated driveway.

♦ Porch

♦ Dining Room with Fireplace

♦ Kitchen with Rear Hallway and Understairs Cupboard

♦ Sitting Room with Fireplace

♦ Rear Hallway

♦ Cloak/Shower Room

♦ Landing

♦ 3 Bedrooms with Built In Wardrobes

♦ Family Bathroom with Bath and Separate Shower

♦ Gated Driveway Parking

♦ Private Garden with Detached Barn and Separate Outdoor Office/Garden Room



SITUATION

The village of Ashampstead, known in the 13th and 14th centuries as Esshamstede, lies in an area of 'Outstanding Natural Beauty' high up on the Berkshire Downs surrounded by a delightful countryside, a large portion of which is owned and farmed by the Yattendon Estates with neat hedgerows and crops in rotation.

Small and largely unspoilt, the village retains its quiet country charm with the principal local industries still being farming and forestry. There is a village green and around the central part of the village are a number of interesting listed properties, many dating from the 16th century and the Church of St Clement dates from the 12th century with 13th century frescoes and a 15th century wooden bell turret, with the remaining bell bearing the inscription 'Henry Knight made me in 1662'.

There are many bridleways and footpaths in the surrounding area and the village enjoys good road communications, being located just off the B4009 road which runs across the downs from Newbury to Streatley on Thames. The M4 motorway can easily be reached at either junction 12 or 13 and the A34 dual carriageway, linking Newbury with Oxford is within easy driving distance. For rail commuters there are local stations at Goring-on-Thames and Pangbourne providing excellent services up to London (Paddington) in under the hour.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Hampstead Norreys Primary School and The Downs Secondary School in Compton, but also Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House,

Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

PROPERTY DESCRIPTION

Hill Cottage is a detached period cottage dating back to 1830's with white rendered elevations and new pitched clay tiled roof. Having been refurbished internally by the current owners, it is an immaculately presented property with lovely breamed detail throughout. Entrance is under a porch into the dining room with fireplace and there are storage cupboards either side. The kitchen is fully fitted with hand made shaker style painted units and wooden worktops as well as an island. The door to the second staircase is in the corner. The floor is fully tiled and this runs through into the rear hallway with understairs storage and door to outside. On the other side of the house is a sitting room with fireplace and it enjoys a dual aspect. The rear hallway has a large cupboard and separate airing cupboard and a cloaks with shower. There is a back door and then main staircase. Upstairs the family bathroom is a good size, with bath and separate shower. There are 3 bedrooms, all with built in wardrobes. The third bedroom has a large eaves storage cupboard.

OUTSIDE

The property has a pretty hedged boundary and low picket fence with gate taking you up a bricked path to the front door which continues round to the side. There is lawn to the front and flowering shrubs and the lawn carries on round to the side and back, creating a lovely wraparound effect. At the back it is south facing and as well as lawn there is a terrace area providing an opportunity for "al fresco" dining. In the corner is a large outbuilding which can be used for storage. The parking area is gated to the front and fully gravelled, offering parking for 2 or 3 cars. To the other side of the parking area is a detached garden room/office, perfect for home working.

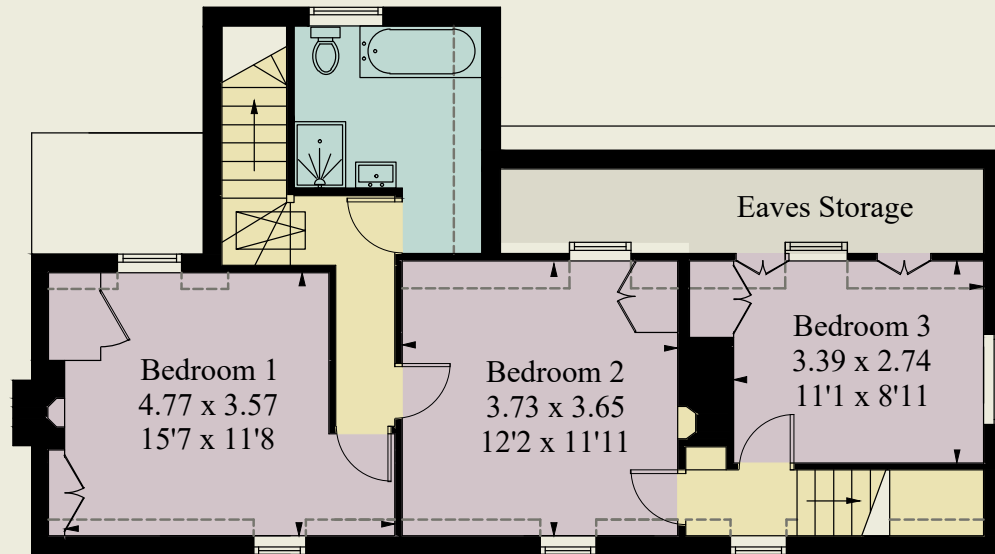
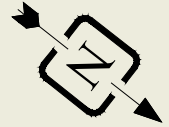


Hill Cottage, Chapel Lane, Ashampstead, Berkshire, RG8 8RU

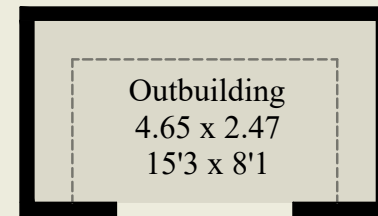
Approximate Gross Internal Area = 125 sq m / 1345 sq ft Limited Use Area = 12 sq m / 129 sq ft

Outbuildings = 19 sq m / 204 sq ft Limited Use Area = 4 sq m / 43 sq ft

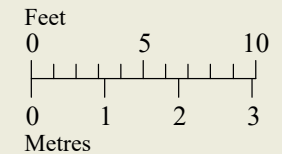
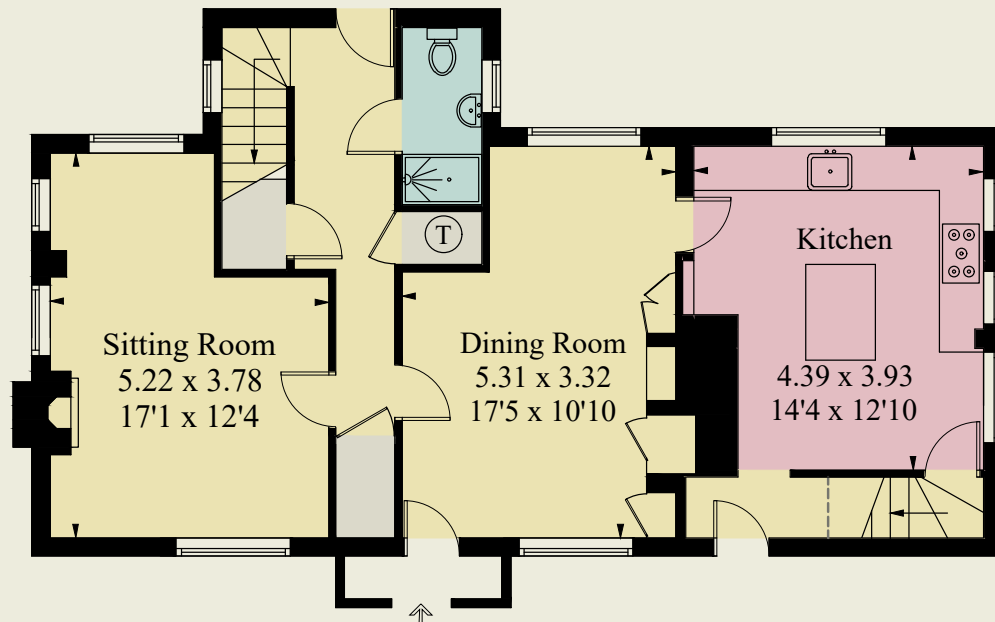
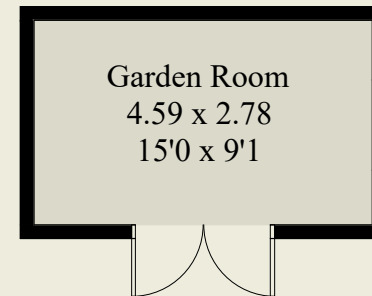
Total = 160 sq m / 1722 sq ft



= Limited Use Area



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 483

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Central heating from modern night storage heaters. Sewage and drainage from new Klargestor sewage treatment plant. Gigiclear superfast BB available.

Council Tax: F

Energy Performance Rating: G / 14

Postcode: RG8 8RU

Local Authority: West Berkshire District Council
Telephone: 01635 42400

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. 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. Follow the road for just over a mile, where at a small crossroads take the right hand turning up Noakes Hill. Carry on up and into the village. Just past the green on your left hand side, Chapel Lane will be found on the right. Hill Cottage is towards the end, overlooking a field on the left 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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