



GATE COTTAGE

FORGE HILL ♦ HAMPSTEAD NORREYS ♦ BERKSHIRE



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Goring-on-Thames (London/Paddington under the hour) 6 miles
♦ Didcot (London/Paddington under the hour) 8 miles ♦
Reading 14 miles (London/Paddington 27 minutes)
♦ M4 at Chieveley (J13) 5 miles ♦ A34 at East Ilsley 4 miles ♦
Newbury 11 miles ♦ Oxford 17 miles
(Distances and times approximate)

Situated in this most popular Berkshire Downland village within the catchment for The Downs Secondary School, boasting an immensely highly regarded Primary School and a Village Shop, surrounded by scenic countryside designated an ‘A.O.N.B.’ and conveniently placed for access to Newbury, Reading, the M4 (J13), the A34, and nearby mainline railway station in Goring on Thames providing access to London Paddington in under the hour.

A beautifully renovated 18th century detached cottage affording a stunningly characterful yet modern and contemporary home, benefitting from exceptionally stylish and high-quality fixtures & fittings, with spacious and elegant accommodation, inclusive of detached double garage all set in delightful gardens and grounds of 0.26 of an Acre.

- ♦ An Exquisite Period Family Cottage of Striking Design, Inclusive Of Detached Double Garage With Stunning Gardens & Wonderful Far-Reaching Views
- ♦ Landing
 - ♦ Bedroom with Ensuite Shower Room
 - ♦ Family Bathroom With Bath and Wet Room
 - ♦ 3 Further Double Bedrooms with Built In Wardrobes
- ♦ Within Close Driving Distance Of The River Thames, Extensive Amenities, Outstanding Schooling, Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Porch
 - ♦ Cloakroom
 - ♦ Dining Room
 - ♦ Kitchen Breakfast Room
 - ♦ Utility Room
 - ♦ Sitting Room with Wood Burner
 - ♦ Family Room/Study on Lower Floor
- ♦ Delightful Secluded Gardens Enjoying Stunning Views Extending To Approximately 0.26 Of An Acre
- ♦ Detached Double Garage
- ♦ In all Extending to 2,271 sq ft

SITUATION

The village of Hampstead Norreys lies peacefully in a wooded valley on the upper reaches of the River Pang which runs from its source near Compton through the centre of the village eventually joining the Thames at Pangbourne. Situated in the heart of the Berkshire Downlands, the village is surrounded by scenic undulating countryside designated an "Area of Outstanding Natural Beauty". The village has historic origins, being recorded in the Domesday Book of 1086AD. By the 13th century it was known as Hamstede-Sifrewast, becoming Hampstead Ferrers by 1367 and eventually when the village became part of the great estate of Sir John Norreys of Yattendon in 1450, it became known as Hampstead Norris or Norreys. The fine village church of St.Mary's dates originally from Saxon times with later Norman additions.

Within the more recent years an impressive village hall has been built with superb recreation ground, as well as a delightful C of E Primary School. For secondary education the nearby village of Compton has the Downs Secondary School, which in recent years has established itself as one of the leading secondary schools in the area and now boasts a VI form. In addition to having well revered and outstanding local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; 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.

The village also has The White Hart Inn which provides good food and there is an active local community centred round the village hall with an horticultural society, senior citizens club and various sports teams especially cricket. More recently with Lottery Funding and local participation a Village Community Shop has been opened to great success serving the local needs 7 days a week and staffed by local residents, and duly boasting regular art displays. Close to the village is situated Wyld Court where is located The Living Rainforest, famous for its exquisite rare orchids and tropical flowers.

There are good road communications with easy road access to the surrounding towns, M4 motorway and the fast A34 dual carriageway linking the south coast with Oxford and the Midlands. For rail commuters there are main line stations at Newbury, Pangbourne and Goring, all providing regular services up to London (Paddington). There is also a local bus route service to Newbury. The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

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.

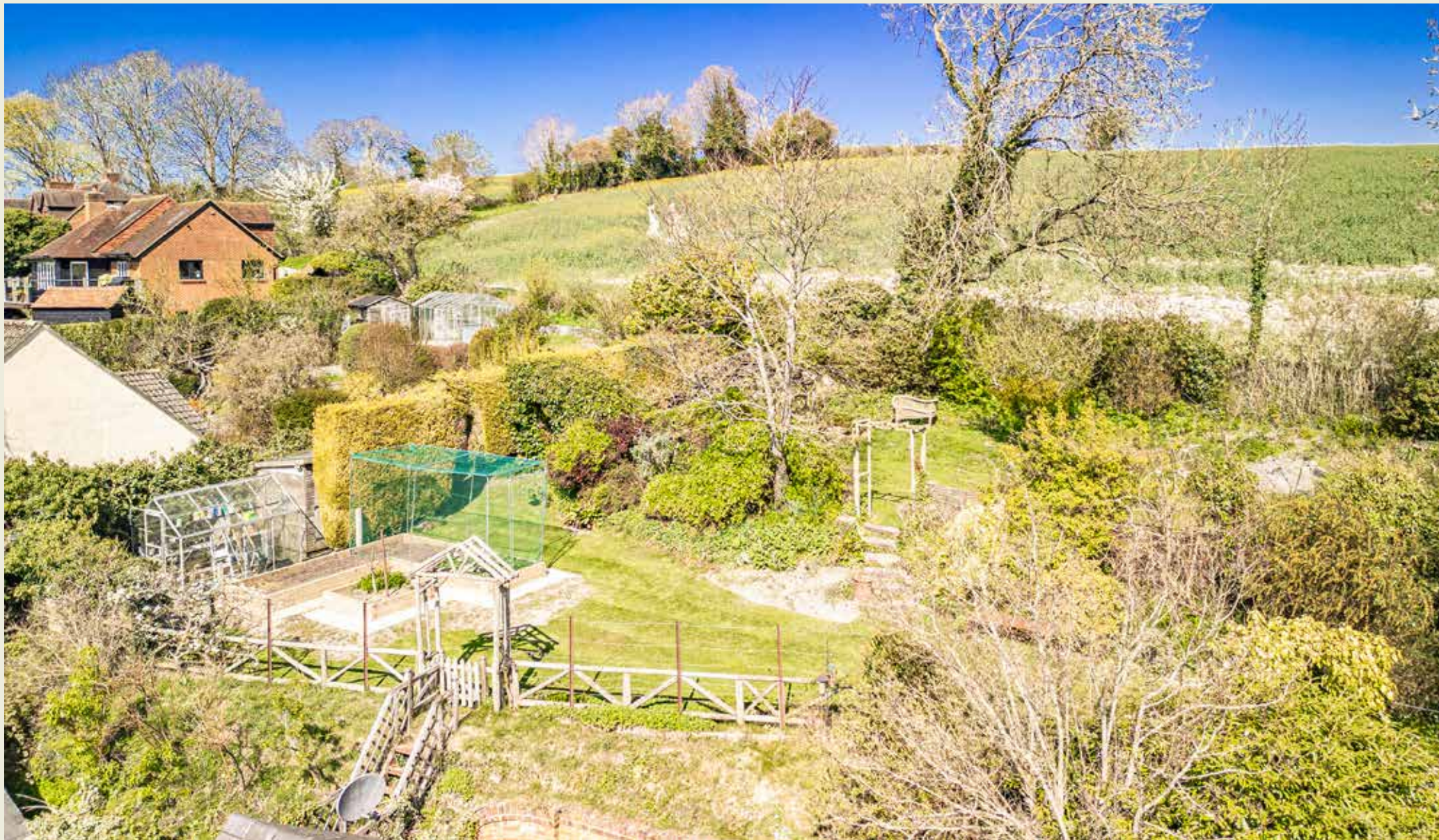




PROPERTY DESCRIPTION

Originating from 1833, yet extended in later years, Gate Cottage has been sympathetically fully refurbished by the current owners creating a beautiful period home. Blending stunning character features such as beamed ceilings and original ledge and brace doors alongside modern kitchen and bathrooms, double glazing and colonial shutters, the property affords traditional living with that of a modern flair. Entrance is under a bricked porch and then the original front door leads into the tiled hallway. The hallway has coats storage and there is a cloakroom. Stunning oak flooring runs through from the dining room into the sitting room and there is a fireplace with wood burner in the sitting room and a door on the back for rear access. Steps then take you down to the family room on the lower floor. The kitchen is on the back of the house

and has wonderful roof lights and French doors to an outside seating area, perfect for “al fresco” dining. The kitchen is a handmade design by Benchmark and features quartz worktops, integrated appliances, an instant boiling hot tap, LED under counter lighting and large island for social dining. There is underfloor heating which runs through into the utility room. From the utility room is a back door to a rear passageway and then door into a boot room. Upstairs the first bedroom looks out across the garden and has a luxurious ensuite with walk-in shower. There are 3 further double bedrooms all with built in John Lewis of Hungerford wardrobes and a family bathroom with bath and separate shower. All bathrooms are Ripples of Newbury.



OUTSIDE

The property sits behind a hedged boundary and low gate takes you onto the bricked pathway which runs throughout the gardens. Totalling 0.26 of an Acre, the gardens are absolutely delightful. The grounds extend up and feature an array of borders, trees and shrubs which flower at varying times of the year. There are traditional flat lawn areas as well as a working kitchen garden with raised beds, apple and rear trees, a greenhouse and 2 sheds. Country hedging runs round the perimeter and the gardens are in total

privacy with various seating opportunities, including a top terrace offering far reaching views across the village, church and beyond. Behind the garden is further fields and a pedestrian gate allows for access to the public footpath a short distance away.

The driveway is found just past the cottage offering ample parking and then leading up to the detached double garage. Behind the garage is a bricked arched "ice store". The grounds are well established and compliment this property with a wonderful indoor/outdoor quality which is of enormous appeal.



Gate Cottage, Forge Hill, Hampstead Norreys, Berkshire, RG18 0TE

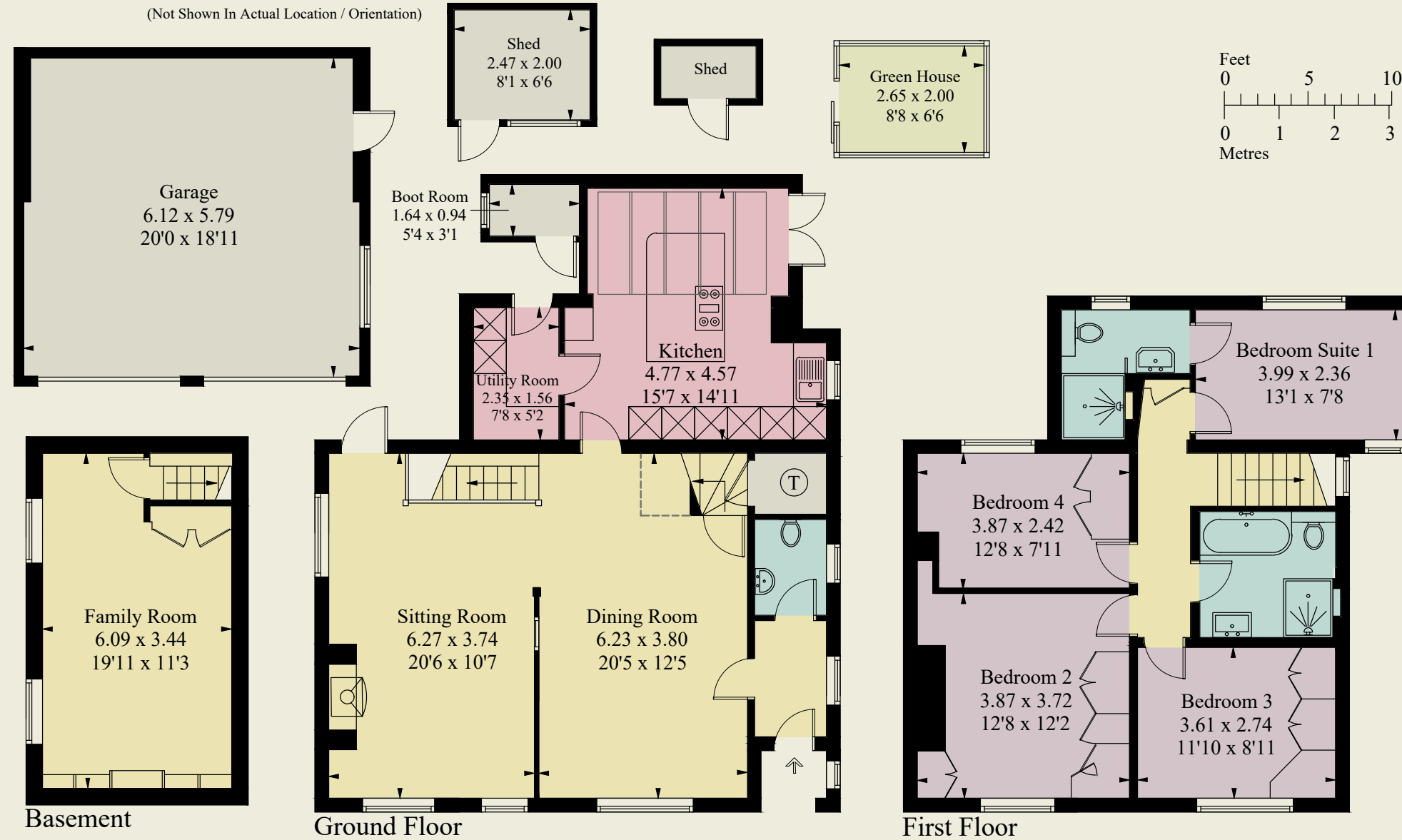
Approximate Gross Internal Area = 165 sq m / 1776 sq ft

Outbuildings = 46 sq m / 495 sq ft

Total = 211 sq m / 2271 sq ft

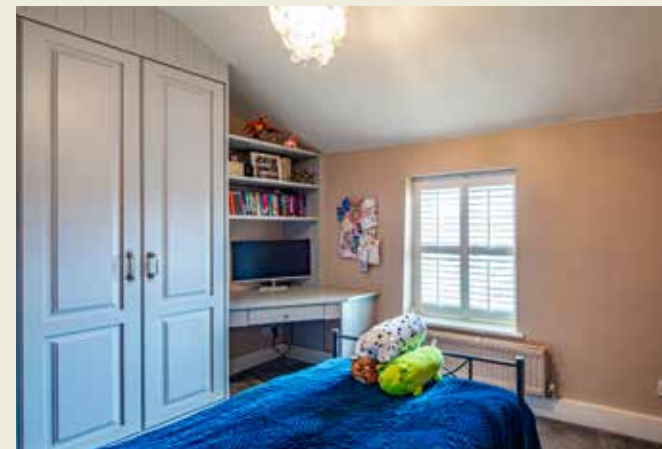


(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 568

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



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from oil fired boiler. Broadband is Gigaclear Fibre.

Energy Performance Rating: 40 / E

Postcode: RG18 0TE

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 turn left and proceed down the High Street continue over the river bridge and up to the top of Streatley High Street. At the traffic lights continue straight over onto the Aldworth Road and proceed up Streatley Hill. Continue through the village of Aldworth and in a further 3½ miles on reaching Hampstead Norreys continue down the hill into the village and Gate Cottage will be found on the 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.



01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT
E: sales@warmingham.com
www.warmingham.com

