

# HILL END

Rotten Row | West Berkshire





# Hill End

Rotten Row, Bradfield, West Berkshire RG7 6LG

*Pangbourne - 6 miles • Newbury - 10 miles*

*Reading Town Centre - 10 miles*

*Theale (M4/J12) - 4 miles • Central London - 50 miles*

*Heathrow Airport - 36 miles*

*(Mileages are approximate)*

A modern five/six bedroomed detached house enjoying delightful gardens, double garage and an enviable tranquil position within cherished hamlet at the southern edge of the Pang Valley.



## *Rotten Row/Tutts Clump Area*

A cherished hamlet, considered to be one of the best in West Berkshire, situated on the southern edge of the picturesque Pang Valley. Tutts Clump/Rotten Row lies about a mile southeast of Stanford Dingley close to the neighbouring villages of Bradfield and Bradfield Southend. Legend has it that the name of the village of Tutts Clump is derived from an English Civil War General. There is something undeniably special about this area which is in the Area of Outstanding Natural Beauty (AONB), ideal for walking, cycling and riding pursuits. There is a good selection of local amenities within the vicinity including private and state schools, leisure and tennis complex at nearby Bradfield College and shop with Post Office in Bradfield Southend.





Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Side Lobby/Utility Room, Master Bedroom with En-suite Bathroom, Five Further Bedrooms (alternatively one or two could be used for other purposes), Shower Room, Driveway Parking (Two Drives), Double Garage and Private West Facing Rear Garden. NO ONWARD CHAIN.

**Price: £700,000 Guide Price**

### Accommodation

As illustrated on the accompanying floor-plan featuring the following:

- Oil fired central heating system serving radiators
- Double glazing throughout
- Double aspect sitting room with open fireplace and sliding patio door giving access to rear terrace/gardens
- Fitted kitchen with excellent range of cupboards and drawers, having a maple-style wood finish. There is a built-in fridge, electric double oven, induction hob and integrated cooker hood. In addition, there is a breakfast bar and extra storage by way of built-in cupboards
- Side lobby/utility room with access to both front and rear gardens
- Modern bath/shower suites
- Excellent built-in cupboard/wardrobe/eaves storage space

### Outside

**Garage:** Attached double garage housing oil fired boiler for central heating and hot water. Up and over door to front as well as side and rear access doors.

**Gardens:** The plot is approached via sleepy country lane onto two separate driveways, the narrower of the two would be ideal for siting boat, trailer, caravan etc. The front garden enjoys a lawned area with surrounding flower and shrub borders, outside lighting and access to garage. There is a delightful rear garden featuring paved terrace with adjacent lawn and attractive pond area. Numerous flowers and shrubs as well as a variety of hedges and several trees. The rear garden also offers a high level of privacy and enjoys a westerly aspect. Outside water tap.

**Energy Performance Rating:** The full results of the Energy Performance Assessment can be supplied upon request.

**Services:** Mains electricity, water and drainage are connected.

**Local Authority:** West Berkshire Council, Market Street, Newbury.

**Council Tax:** Payable for the year 2019/20 - £3,000.39 (Band G).

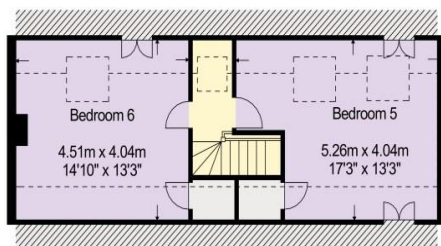
**Tenure:** Freehold.

**Post Code:** RG7 6LG.

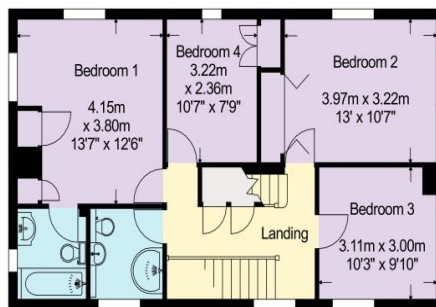
**Directions:** From Theale M4 junction 12 proceed west towards Newbury and at the end of the Theale bypass, at the large roundabout, turn right signposted Pangbourne. After about 200 yards turn left signposted Bradfield and Yattendon. Continue for about 1½ miles turning left into Union Road signposted Bradfield Southend and Bucklebury. Go past the war memorial which is on the right hand side and shortly afterwards turn right into Mariners Lane. Turn left into Bishops Road and immediately before the Veterinary Surgery turn right into Rotten Row Hill. At the bottom of Rotten Row Hill continue straight into the cul-de-sac whereupon Hill End will be found as the fourth house on the left.



Hill End, Rotten Row, Bradfield.

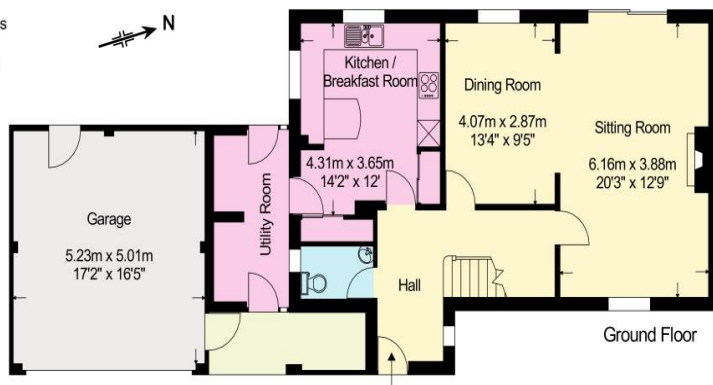


Second Floor



First Floor

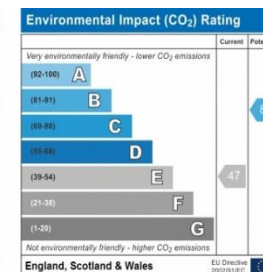
Scale: 1 2 3 Metres  
5 10 Feet



Ground Floor

Approximate gross internal area

House 190.21 sq.m. 2047 sq.ft.  
Garage 26.20 sq.m. 282 sq.ft.  
Total 216.41 sq.m. 2329 sq.ft.



#### Misrepresentation and Misdescriptions Acts

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2 High Street, Pangbourne

West Berkshire RG8 7AB

0118 984 1841

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