



# BEEKEEPERS COTTAGE

ALDWORTH ♦ BERKSHIRE

**Warmingham**  
www.warmingham.com

# BEEKEEPERS COTTAGE

ALDWORTH ♦ BERKSHIRE

Aldworth village - ½ mile ♦ Streatley/Goring on Thames - 2½ miles ♦ Goring Station - 3 miles ♦ Reading - 10 miles ♦ Newbury - 10 miles ♦ M4 at Theale (J12) - 8 miles, and at Chieveley (J13) - 8 miles (Distances approximate)

A beautifully presented barn conversion within a quiet rural setting easily accessible for Reading, Newbury and the M4. Offering 3 bedrooms and 2 bathrooms, the property has a lovely open plan sitting breakfast room, fitted kitchen and utility room.

- ♦ Entrance Hall with Double Cupboard
- ♦ Fitted Kitchen / Sitting / Breakfast Room with Woodburner
- ♦ Utility Room with Cloakroom

- ♦ Main Bedroom with Ensuite Shower Room
- ♦ 2 Double Bedrooms
- ♦ Family Bathroom with Bath and Walk-in Shower

- ♦ Parking for 2 Cars
- ♦ Large Patio Terrace with Planted Borders

- ♦ Approximately 1593 sq ft



## SITUATION

Aldworth is a small and much prized rural village lying high up on the Berkshire Downs approximately 600ft above sea level, close to the ancient Ridgeway Path and in a designated "Area of Outstanding Natural Beauty". The village, is historically linked to agriculture and farming and still continues this way of life today retaining its unspoilt charm and character with little intrusive development.

There are two well-respected local Inns namely The Bell in the village square and the thatched Four Points as well as a notable church St Mary's, which dates from the 12th century and is well worth visiting to see the 14th century monuments to the De La Beche family, known as the Aldworth Giants. There is a cricket field by the village hall, the latter providing numerous social and community activities.

Located just off the B4009 Newbury to Streatley Road, some 2½ miles from Streatley on Thames, the village enjoys good road communications for Newbury, Reading, Oxford the M4 motorway network at junctions 12 or 13 ( Theale and Chieveley ) and for the fast A.34 at East Ilsley linking the South Coast with the Midlands. For commuters there is a mainline station at Goring giving fast, commuter services to Reading and up to London (Paddington) in well under the hour.

## PROPERTY DESCRIPTION

Beekeepers Cottage is a renovated barn conversion occupying a quiet rural spot. Entrance is into spacious hallway with double cupboard and then steps lead down into the sitting breakfast room with wood burner and large island in front of the fitted kitchen with wonderful light from automatic Velux's above. The fitted appliances include fridge, freezer dishwasher, oven and hob.

There are French doors providing direct access to the patio terrace offering a wonderful opportunity for "al fresco" dining. Through to the rear hall is a utility room with washer dryer and cloakroom.

The main bedroom has an ensuite shower room and there are 2 further bedrooms and family bathroom with bath and separate walk-in shower. All bedrooms are carpeted and hard flooring in the remainder property.

## OUTSIDE

Enjoying a quiet, rural aspect, the property is approached off a Farm drive with parking to the top area, past the property. It enjoys its own patio terrace and there are wonderful walks via two footpaths nearby which lead to the village of Aldworth, The Bell & The Four Points Public Houses.



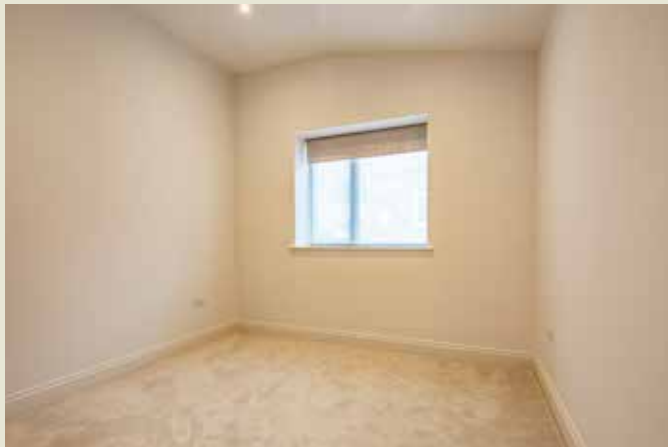
# Beekeepers Cottage, Pibworth Farm, Aldworth, Berkshire, RG8 9RU

Approximate Gross Internal Area = 148 sq m / 1593 sq ft



CREATESPACE DESIGN ref 539

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 underfloor heating throughout the property from Air Source Heat Pump. Private drainage system. EVC point.

**Council Tax:** F

**Energy Performance Rating:** TBC

**Postcode:** RG8 9RU

**Local Authority:** West Berkshire Council,  
Council Offices, Market Street, Newbury, Berkshire, RG14 5LD  
Tel: 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 and over the River bridge into Streatley High Street. At the traffic lights at the top continue straight across and up the hill on the B4009 Newbury Road. After passing through Aldworth turn right opposite the Four Points Public House signposted for Compton. In approx. ½ a mile turn right at the next road junction into the private entrance drive for Pibworth House. Carry on past the bungalows on your right and follow the track round to the right and then left just after Pibworth Lodge and Beekeepers Cottage is the second barn on the left.

## 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.

**Warmingham**  
www.warmingham.com

**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com