



HILLSIDE

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 (j.12 at Theale) - 6 ½ miles ♦ (j.12 at Chieveley) - 7 miles

(Distances approximate)

A beautiful 3 bedroom detached house sitting within large grounds and with wonderful views.

- ♦ Entrance Hallway
- ♦ Utility/Cloakroom
- ♦ Fitted Kitchen open through to the Dining/Family room with fireplace
- ♦ Reception Room with doors to the Garden
- ♦ 3 Double Bedrooms - 2 with built-in wardrobes
- ♦ Family Bathroom with Bath and Separate Shower Cubicle

- ♦ Gravelled Entrance Driveway
- ♦ 2 Garages plus car port and workshop

- ♦ Paddock of 7.5 acres with stabling and water supply

- ♦ Gardens of approximately 0.9 Acre



SITUATION

Ashampstead Common is a quiet hilltop Hamlet surrounded by protective and private Yattendon Estate farmland and boasts an acclaimed/popular farm shop, Casey Fields Farmshop which trades as Vicars Game. Situated some 1½ miles to the North 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 has remained unchanged and timeless being awarded the "Best Village in Berkshire" many times Yattendon Village offers a vibrant Village Stores and Post Office in the village square together with both a hotel/pub The Royal Oak inn and a cafe, The Pantry. There is also a hairdressers which has a resident beautician at Adam and Eve. West Berkshire Brewery is located nearby in a new facility at Frilsham Home Farm on the outskirts of the village.

Hillside is served by Yattendon Primary School and the much acclaimed Downs School for secondary education. There are also a number of private schools in the area of particular note; St Andrews, The Oratory, Pangbourne College, Cranford House, The Manor, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

Hillside is a period detached property, offering amazing outside space. The entrance is into a hallway with stairs to the first floor. The kitchen is fully fitted with ample storage and is open through to the dining/family room, with separate reception room leading to back door.

The sitting room is a large room with views to the garden and fireplace, plus useful pantry. The dining room is directly next door and has a door opening onto the garden. There is a utility/cloakroom, which incorporates a cloakroom. Upstairs there are 3 double bedrooms, 2 with built-in cupboards and all with views. The bathroom is a modern white suite with a bath and separate shower cubicle.

OUTSIDE

The grounds total 0.9 of an acre and Hillside sits almost in the centre. There are views across the fields and hills beyond. There are two outbuildings which include two single garages. The garden is mainly to lawn and woodland overlooking the valley. Behind the house is a small patio and vegetable garden.

The driveway is gravelled and offers ample space for several cars.

Paddock is included in the rent and is 7.5 acres with stabling and water supply.



Hillside, Ashampstead, Reading, RG8 8RH

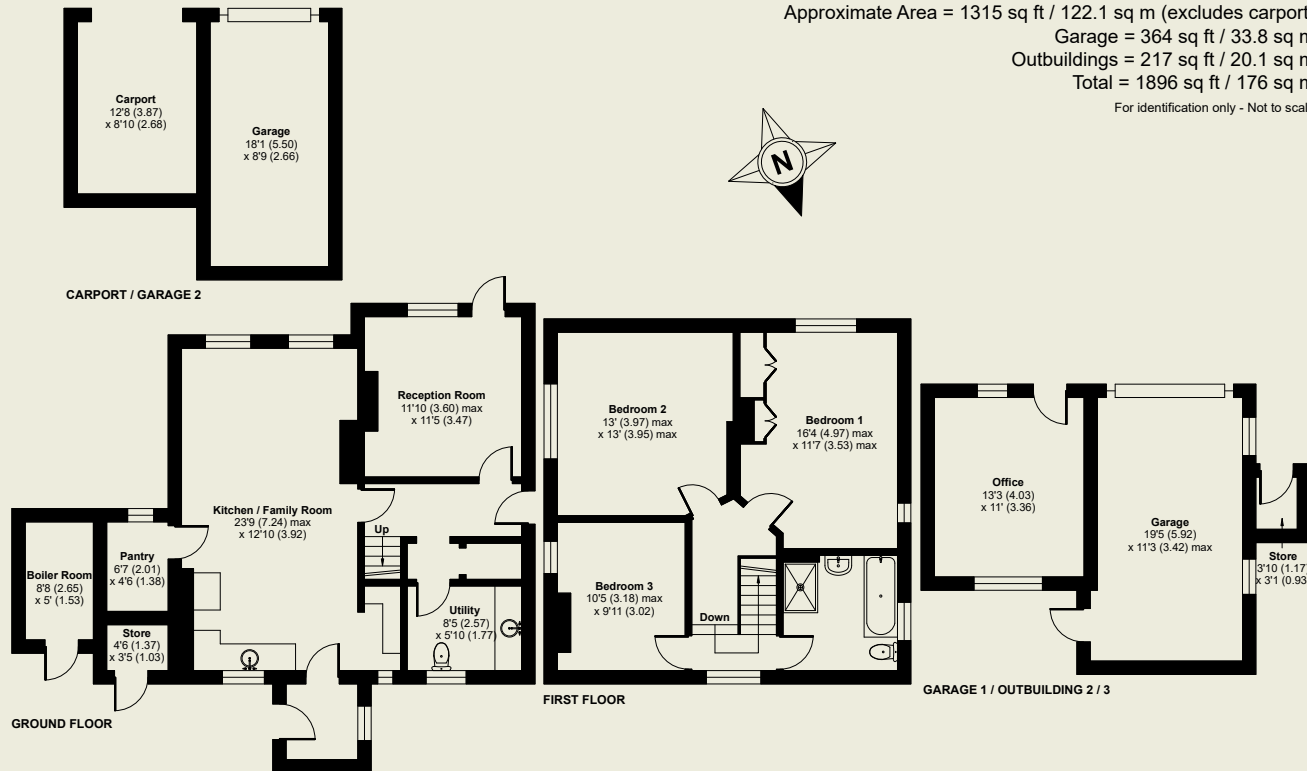
Approximate Area = 1315 sq ft / 122.1 sq m (excludes carport)

Garage = 364 sq ft / 33.8 sq m

Outbuildings = 217 sq ft / 20.1 sq m

Total = 1896 sq ft / 176 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for NicheCom. REF: 1501153

GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Central heating and domestic hot water is from an oil fired boiler. Septic Tank Drainage.

Council Tax: F

Energy Performance Rating: C / 72

Postcode: RG8 8RH

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. Turn left and head towards Pangbourne. In about 1½ miles, take the turning right onto Hook End Lane and continue until the end of the road (about 2 miles). Carry straight over this junction and down to the next junction and turn right onto Ashampstead Road. In a further 1 ½ miles, take the turning left onto Palmers Hill and Hillside 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.



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