



1 LEYFIELD COTTAGES

ASHAMPSTEAD ♦ BERKSHIRE

Warmingham
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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 2 bedroom semi detached cottage with 2 reception rooms and large gardens on the outskirts of the village.

- ♦ Fitted Kitchen
- ♦ Dining Room with cupboards
- ♦ Sitting Room with multi-fuel burner
- ♦ Bathroom with bath and overhead shower (downstairs)

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- ♦ 2 Double Bedrooms

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- ♦ Gravelled Driveway for 2 cars
 - ♦ Wooden Garage with an additional parking space

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- ♦ Large Garden

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- ♦ Outbuildings with electric



SITUATION

Ashampstead is a quiet hilltop village 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. Renegade Brewery & Tap Room is located nearby in a Frilsham Home Farm on the outskirts of the village.

1 Leyfield Cottages 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

1 Leyfield Cottages sits in a quiet tucked away position. Entrance is into a small hall with doors to both the sitting and dining rooms and stairs to the first floor.



The sitting room has a multi-fuel burner and the dining room has plenty of cupboards, including a large under stairs cupboard. The kitchen is fully fitted and has a back door which then leads to the outbuilding with electrics providing additional storage. The bathroom is downstairs and is a white suite comprising of toilet, sink, bath with overhead shower. Upstairs there are 2 double bedrooms. The property has double glazed units throughout and recently been redecorated and benefits from replacement kitchen doors and floor.

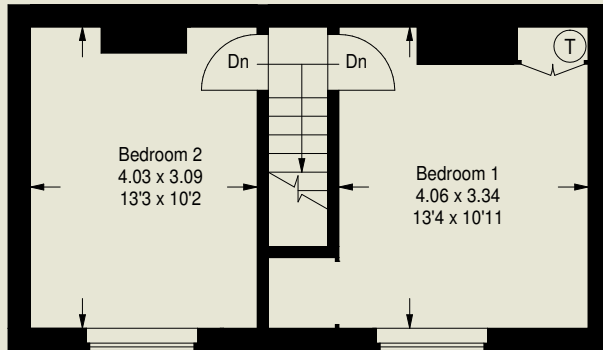
OUTSIDE

The garden is all to the front of the house and extends up to the top where there is a wooden garage. There is an additional parking space to the side of the garage. The main parking is at the property on the gravel which leads off the driveway.

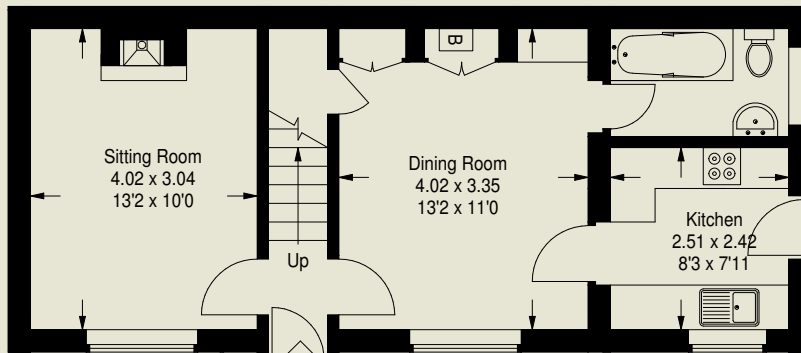


1 Leyfields Cottage

Approximate Gross Internal Area = 72 sq m / 775 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2013 0845 6344080 Ref 112053

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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: C

Energy Performance Rating: D

Postcode: RG8 8RJ

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 1½ miles, take the turning left onto Palmers Hill and carry on up the hill for a short distance and the driveway leading to 1 Leyfield Cottages will be found on your 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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