



## 2 CHILDS COURT FARM COTTAGE

ASHAMPSTEAD COMMON ♦ BERKSHIRE

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ASHAMPSTEAD COMMON ♦ BERKSHIRE

NEWBURY - 9 miles ♦ READING - 10 miles ♦ PANGBOURNE  
on THAMES - 5 miles ♦ THEALE - 6 miles ♦ M4 at THEALE  
(Junction 12) - 7 miles at CHIEVELEY (Junction 13) - 6 ½ miles ♦  
YATTENDON - 1.5 miles ♦ ASHAMPSTEAD - 2 miles  
(Distances approximate)

Beautifully presented 3 double bedroom semi-detached character cottage of 1518 Sq Ft set in a quiet rural location.

- ♦ Boot Room
  - ♦ Sitting Room
  - ♦ Dining Room
  - ♦ Fitted Kitchen with Island
  - ♦ Cloakroom
  - ♦ Bathroom with Separate Shower Cubicle
  - ♦ Airing cupboard
  - ♦ 3 Double Bedrooms
- 
- ♦ Allocated Driveway Parking
- 
- ♦ Garage
- 
- ♦ Garden at rear



## SITUATION

Ashampstead Common is a small hamlet, situated 2 miles from the village of Ashampstead, known in the 13th and 14th centuries as Esshamstede, lies in an "Area of Outstanding Natural Beauty" high up on the Berkshire Downs surrounded by a delightful countryside, a large portion of which is owned and farmed by the Yattendon Estates with neat hedgerows and crops in rotation.

Small and largely unspoilt, the village retains its quiet country charm with the principal local industries still being farming and forestry. There is a village green and around the central part of the village are a number of interesting listed properties, many dating from the 16th century. The Church of St Clement dates from the 12th century with 13th century frescoes and a 15th century wooden bell turret, with the remaining bell bearing the inscription 'Henry Knight made me in 1662'.

There are many bridleways and footpaths in the surrounding area and the village enjoys good road communications, being located just off the B4009 road which runs across the Downs from Newbury to Streatley on Thames. The M4 motorway can easily be reached at either junction 12 or 13 and the fast A34 dual carriageway, linking Newbury with Oxford is within easy driving distance. For rail commuters there are local stations at Goring and Pangbourne providing excellent services up to London (Paddington) in well under the hour.

The area is well served by state and private schools with Church of England primary schools at Hampstead Norreys, Upper Basildon and Compton, the latter also having the Downs Secondary School, which boasts a VI form and has been highly rated in the recent Ofsted reports. There is a Montessori Nursery school run in the Village Hall. The Hall known as the Jubilee Hall was built originally as the Village School Room being bought by the Parish Council in 1979, also now serves as the Village Pub on most Saturday evenings and run by local volunteers enabling the villagers to have a convivial meeting place.



Situated on the edge of the village is Casey Field Farm Shop which sells excellent fresh meat ,fish and vegetables together with other everyday essentials and is open 6 days a week.

Yattendon 1.5 miles away 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. Renegade Brewery is located nearby at Frilsham Home Farm on the outskirts of the village.

Bradfield College a leading Public School, situated some 3 miles away, has an excellent modern sports and leisure complex, which is available for the public to use by subscription with facilities including heated indoor swimming pool, badminton, gymnasium, body conditioning and aerobics, and tennis courts. The college now boasts a superb 9-hole golf course, which is also available for use by local residents.



## PROPERTY DESCRIPTION

2 Childs Court Farm Cottage is approached through a small gate with path leading to the side door. The entrance porch takes you into a good size boot room with excellent storage. The inner hallway gives access to all principal living rooms and cloakroom, the kitchen is beautifully presented with an island giving additional storage, the living room is a good-sized room overlooking the private front cottage garden and benefits from an open fireplace, the dining room could be used as another living room. Upstairs the property has 3 double bedrooms and a newly fitted family bathroom with a separate shower cubicle. The largest bedroom has a fitted wardrobe.



## OUTSIDE

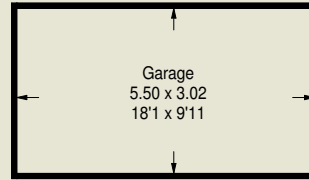
The parking is to the side of the property, as is the garage. The rear garden is open plan and provides a lovely quiet area for Al fresco dining.





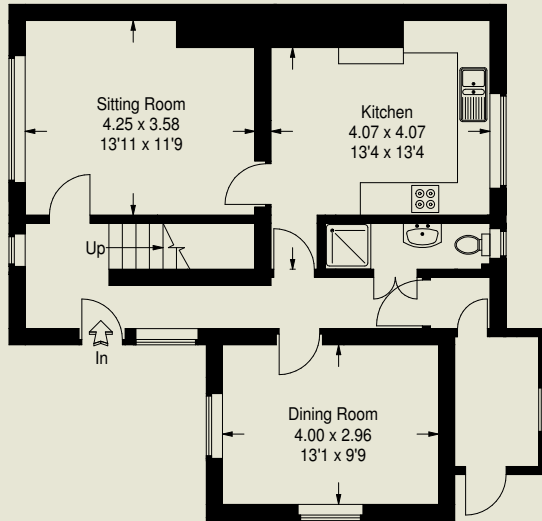
## 2 Childs Court Farm Cottage

Approximate Gross Internal Area = 124 sq m / 1335 sq ft  
 Garage = 17 sq m / 183 sq ft  
 Total = 141 sq m / 1518 sq ft

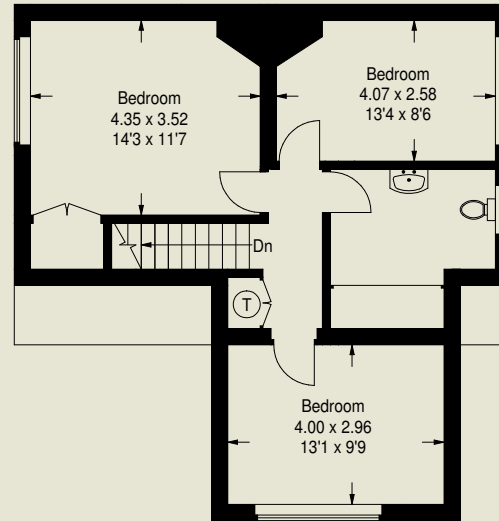


(Not Shown In Actual Location / Orientation)

**Garage**



**Ground Floor**



**First Floor**

FLOORPLANZ © 2013 0845 6344080 Ref 111663

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 via oil fired boiler.

**Council Tax:** D

**Energy Performance Rating:** D / 55

**Postcode:** RG8 8QX

**Local Authority:** West Berkshire District Council  
 Telephone: 01635 42400

**Term:** Lets of two or more years preferred.

### VIEWING

Strictly by prior appointment through Warmingham & Co

### DIRECTIONS

From the centre of Yattendon, head out on the Yattendon Road towards Pangbourne, turn left into Sucks Lane, after the right turning for Burnt Hill. You arrive at a small crossroads with commercial building to the left, take the driveway on the right opposite and follow the driveway around to the left and the parking is to the right of the garages facing the side entrance to the cottage. Access is via a side gate and side door into the cottage.

### 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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