



ROSE COTTAGE

ALDWORTH ♦ WEST BERKSHIRE

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Streatley on Thames / Goring on Thames - 2.5 Miles ♦ Wallingford - 8 Miles
♦ Oxford - 21 Miles ♦ Newbury - 11 Miles ♦ Reading - 13 Miles ♦
M4 at J12 - 9 Miles ♦ M4 at J13 - 8 Miles ♦ A34 at East Ilsley - 4.5 Miles
(Distances approximate)

Located in an elevated position commanding stunning views of the beautiful Downland Countryside in this quintessential English village, peacefully situated in most delightfully mature gardens and grounds of approximately ¾ of an acre, yet just a short walk to the village pubs, village hall & cricket pitch, and church, or a short drive to extensive amenities and schooling, as well as for a mainline railway station, providing direct access to London Paddington within the hour.

A charming period cottage, dating back to 1800's, which has been sympathetically extended in recent years to provide well-appointed accommodation, extending to approximately 2,809 sq ft, including a detached garage and car port with large room above which is accessed externally. Careful planning and attention has been provided to ensure the property retains its period features throughout, whilst providing a generous family home with delightfully mature gardens and grounds and encapsulating an al fresco lifestyle.

♦ A Beautifully Presented 3 or 4 Bedroom Detached House In An Elevated Position Offering Stunning Views Of The Adjacent Fields

♦ A Most Delightful Cottage situated in Approximately 3/4 of an Acre Of Mature Gardens & Grounds

♦ Prestigious Quiet Village Location in Conservation Area and in a designated "Area of Outstanding Natural Beauty"

♦ Within Close Driving Distance Of Extensive Amenities, Schooling, Mainline Railway Station To London Paddington & Scenic Riverside

♦ Spacious Private Driveway

♦ Reception Hall
♦ Cloakroom

♦ Kitchen
♦ Study
♦ Sitting Room With Log Burner
♦ Dining Room/4th Bedroom (downstairs)

♦ Landing
♦ Main Bedroom with Large Dressing Room & En-Suite
♦ 2 Further Double Bedrooms
♦ Family Bathroom

♦ Detached Oak Framed Garage With Car Port And Room Above

♦ In All Extending To Approximately 2,809 Sq Ft

♦ Within the Downs School catchment area

♦ Excellent range of State and Private schools in local area

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 this way of life still continues today thus retaining its unspoilt charm and character with there having been 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 newly built Village Hall, the latter providing numerous social and community activities. The well regarded Casey Fields Farm Shop & Café is within 2 miles and offers well stocked produce, including meat, vegetables and cheeses, mostly locally sourced.

Located just off the B4009 road to Newbury and only a 10 minute drive from Streatley / Goring on Thames where there are good shopping facilities and amenities including 4 pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries, a Tesco Express and mainline station providing fast commuter services up to London (Paddington) in under the hour.

The village also has good road communications for the major centres of Newbury, Reading, Oxford and the M4 motorway at Junctions 12 (Theale) or 13 (Chieveley). The A.34 at East Ilsley linking the South Coast with the Midlands is also within a short drive.

N.B. Crossrail services have commenced from Reading which together with the electrifying of the line will significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

Dating back to 1890, Rose Cottage is a detached period cottage with part whitened rustic brick elevations under a pitched and gabled clay tile roof. With links to the literary world, the cartoonist Sir Osbert Lancaster lived there for many years with his wife Lady Lancaster, known as the author Anne Scott-Jones who wrote in loving detail about the gardens in her published works.

Extended in 1999 to offer a 2-storey beautifully beamed kitchen and bedroom and bathroom above, the entire property is presented to a high specification. The property features exposed wall and ceiling beams throughout.

Entrance from the garden takes you into the reception hall, giving access to all rooms plus staircase. The flooring is engineered



oak and this runs through into the study. The sitting room has a log burner and there is a door leading to a porch which takes you to the front of the house.

The kitchen is hand crafted with solid oak wooden units and is fully beamed for authenticity. The dining room is currently set up as a fourth bedroom and offers flexibility. It is located downstairs and there is a cloakroom next door.

Upstairs there are 3 bedroom and 2 bathrooms. The main bedroom faces to the front of the property with stunning views of the rolling downland countryside as well as having its own log burner. There is a large dressing room with plenty of built-in storage as well as its own en-suite with roll-top bath. The 2 other bedroom both have built-in storage and the family bathroom has a bath and separate shower.







A unique property presented to a high specification and with well-appointed accommodation. This cottage offers a rare opportunity and an early viewing is highly recommended.

OUTSIDE

Occupying an elevated position, the front garden is lawned with box hedging either side of the pathway leading to the front door. There is a low level picket fence to the boundary along with a clipped hedge. There is a path down to a small walled parking bay.

The main garden is at the rear of the property and features a bountiful array of borders, trees and shrubs which flower at various times of the year. Bricked pathways take you to the established lawns and there is a lovely raised patio terrace offering a wonderful opportunity for al-fresco dining.

Another wooden path takes you to the far right hand corner where there is a vegetable patch carefully tucked away from the main lawns as well as a shed and wood-store.

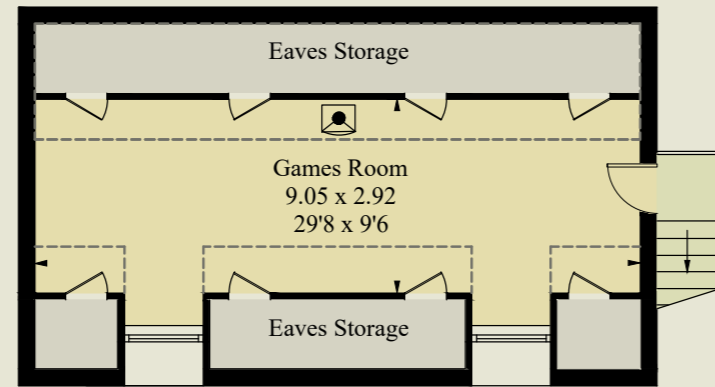
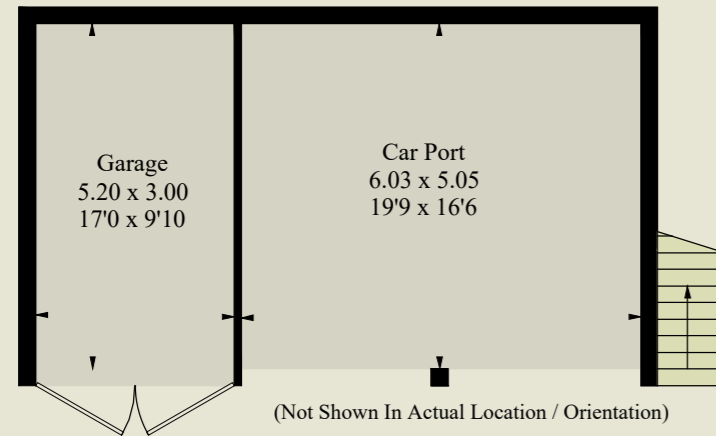
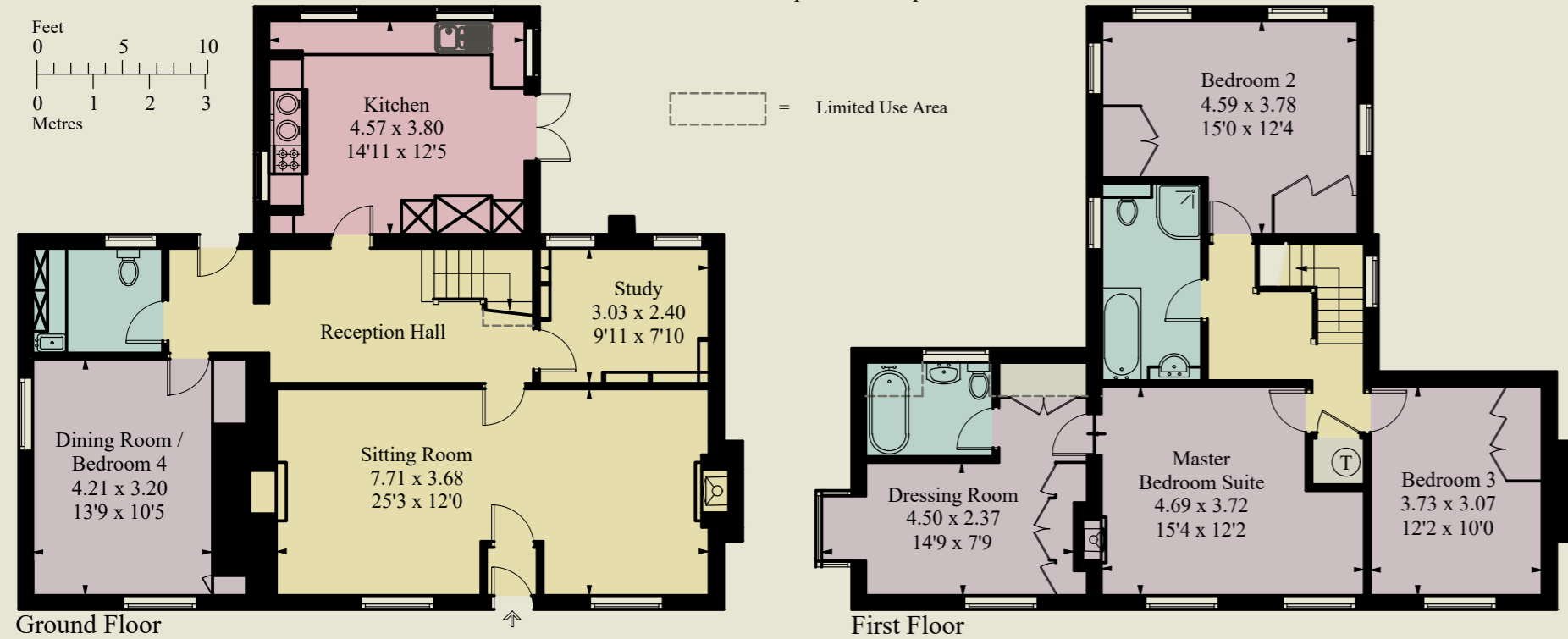
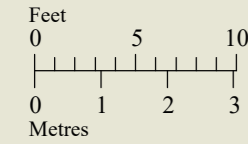
At the top left corner, the well-lit path continues up to the garaging and shingle parking. This area allows several cars to comfortably park off road with a secure 5-bar gate. The large detached oak framed garage has a single lock up and a two bay open car-port. There are external stairs taking you up to a fantastic room above which can be used as a studio, office or games room.

With established gardens and grounds extending to 3/4 of an acre, this property has a wonderful indoor/outdoor quality which is of enormous appeal.



Rose Cottage, Aldworth, Berkshire, RG8 9RL

Approximate Gross Internal Area = 168 sq m / 1808 sq ft Outbuilding = 64 sq m / 688 sq ft
 Limited Use Area = 2 sq m / 21 sq ft Limited Use Area = 27sq m / 290 sq ft
 Total = 261 sq m / 2809 sq ft



CREATESPACE DESIGN ref 343

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water and electricity are connected. Private septic tank drainage. Oil fired central heating and domestic hot water. Calor Gas for AGA.

Technology: Gigaclear ultrafast broadband up to 900Mbps is available subject to contract agreement.

Energy Performance Rating: 45 | E

Postcode: RG8 9RL

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 and proceed down the High Street, crossing over the river bridge and continue up to the top of the High Street where at the traffic lights proceed straight across on to the B4009 to Newbury. Continue on this road for a further 2½ miles and on reaching Aldworth, continue past the turning to Bell Lane and in about 100 metres at the right hand bend you will see the entrance to the parking for Rose Cottage in front of you through the 5-bar gate.

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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