



ASTON

2 JENNETTS CLOSE ♦ TUTTS CLUMP ♦ BERKSHIRE

Warmingham
www.warmingham.com



ASTON

2 JENNETTS CLOSE ♦ TUTTS CLUMP ♦ BERKSHIRE

Pangbourne on Thames Train Station (London Paddington within the hour) 6 miles ♦ Reading 10 miles ♦ M4 (J12) 4 miles

♦ Henley on Thames 18 miles ♦ Newbury 10 miles

(Distances and times approximate)

Enjoying a relaxing ambience and outlook, with delightful views over extensive mature private gardens, the setting is simply charming, being idyllically located in a most desirable location within this English village, privately situated in attractive mature gardens and grounds of approximately 0.4 of an acre, backing on to woodland, yet just a short drive to extensive amenities and schooling locally, as well as for a mainline railway station, providing direct access to London Paddington within the hour.

A stunning modern & contemporary residence, modernised to an exacting and appealing standard, embracing and complementing the property's unique situation in a delightfully striking and impressive contemporary fashion, affording spacious accommodation of an open plan yet traditional nature, with exceptionally stylish fixtures and fittings evident throughout, and a relaxing ambience and outlook. Extending to approximately 2,281 sq ft, incorporating numerous attractive features throughout in a simply delightful setting, early viewing is advised.

- ♦ Covered Entrance Porch
- ♦ Entrance Hall
- ♦ Cloakroom

- ♦ Open Plan Kitchen / Breakfast Room / Snug
- ♦ Utility Room
- ♦ Sitting Room With Fireplace & Log Burner
- ♦ Study

- ♦ Inner Hall
- ♦ Shower Room
- ♦ 4 Bedrooms
- ♦ Family Bathroom

- ♦ Integral Double Garage

- ♦ In All Extending To Approximately 2,281 Sq Ft

- ♦ Mature & Secluded Gardens & Grounds Of Approximately 0.4 Of An Acre
- ♦ Timber Shed / Workshop



SITUATION

The small rural village of Tutts Clump lies just a mile outside of Bradfield Southend, midway between Reading and Newbury. Nearby in Bradfield Southend there is a village shop and Post Office as well as the Queens Public House. In addition to having well revered and outstanding local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Bradfield College, which is adjacent to the property, Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Queen Anne's School, Downe House, Rupert House School, Shiplake College, The Abbey School, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Bradfield College, just a couple of miles away, boasts an excellent sports and leisure centre with swimming pool and tennis complex amongst the many sports activities. Additionally, a professionally designed 9 hole golf course has been created. Members of the public are able to use these facilities by subscription.

There are excellent road communications, with the M4 an easy drive away as is the county town of Reading. Just 3 miles away at Pangbourne there is a mainline station providing commuter services up to London (Paddington) in under the hour.

N.B. Crossrail services are scheduled to be commencing from Reading which together with the electrifying of the line will significantly improve travelling times to Paddington and central City of London destinations.

PROPERTY DESCRIPTION

Quietly located within this delightful hilltop village, Aston is a beautifully presented home, extended and modernised in recent years to an exacting standard, affording delightful modern & contemporary accommodation which is both light and spacious, and extends internally to approximately 2,281 sq ft, offering 4 bedrooms, 2 bathrooms, and 3 reception rooms, in addition to an integral double garage and utility room, combining both an open plan layout, with that of a traditional air also.

The property is orientated to afford simply wonderful views of the private and mature gardens and grounds, which offer a truly peaceful and rural way of life.

Careful planning and attention has been provided, to create a wholly relaxing yet engaging ambience, in addition to embracing outside living, and as a consequence early viewing highly recommended.

OUTSIDE

Most secluded and tucked away behind high mature planting, a private gated driveway leads up to the property, with spacious forecourt affording ample parking for numerous vehicles, and to the integral double garage. A stone laid pathway leads up to the covered front porch, opening into the property itself.

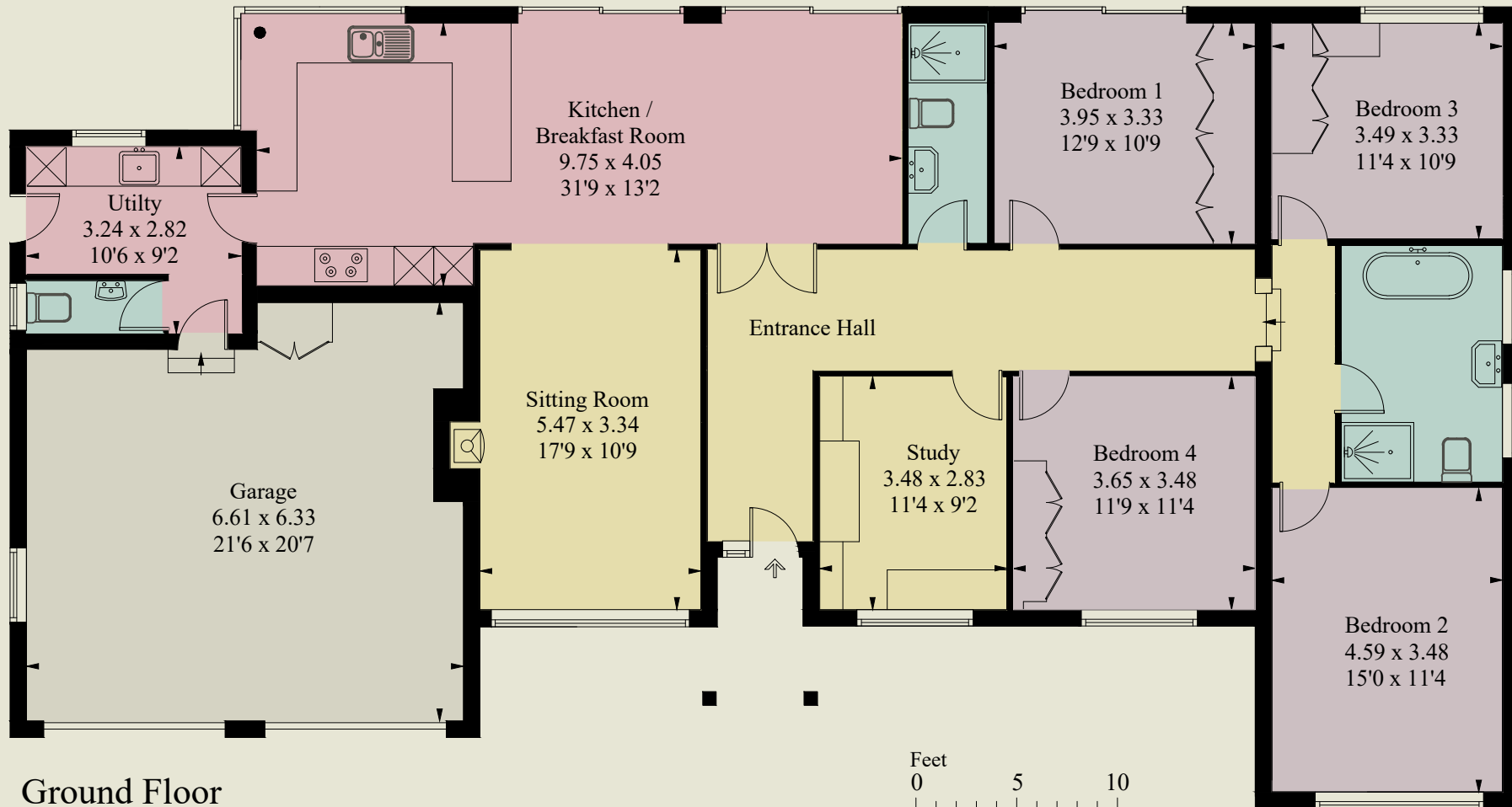
The wrap around gardens are laid mostly to lawn, incorporating the surrounding woodland, with much mature planting of shrubs, trees, and hedging to be seen in abundance, and in total extends to approximately 0.4 of an acre. From the open plan kitchen / dining room and snug, a spacious stone laid terrace runs across the back of the property, providing a wonderful place for 'Al Fresco dining' and entertaining, as well as a superb garden for children to explore.





Aston, 2 Jennetts Close, Tutts Clump, RG7 6JZ

Approximate Gross Internal Area = 212 sq m / 2281 sq ft



Ground Floor



GENERAL INFORMATION

Services: Mains electric, gas and water connected to the property. Drainage via a septic tank.

Energy Performance Rating: D / 60

Postcode: RG7 6JZ

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our office in the centre of Goring turn left and proceed down the High Street across the river bridge and up to the top of Streatley High Street where at the traffic lights turn left sign posted for Pangbourne. On reaching Pangbourne continue into the village and at the mini roundabout by The Elephant, continue straight across and leave the village on the Tidmarsh Road. After going through Tidmarsh in a further mile shortly after passing over the M4 motorway take the next turning right signposted for Bradfield. In a further 1 ¾ miles on reaching Bradfield continue through, whereby on reaching a memorial junction, turn right for Bradfield Southend. In a further half a mile, turn right on to Cook Lane, and then in a further mile turn right in to Bishops Road. The shared gravelled driveway left turn to Jennetts Close will be found, with Aston, 2 Jennetts Close being in the far left hand corner.

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

