



## 2 HOMESTEAD COTTAGE

YATTENDON ♦ BERKSHIRE

**Warmingham**  
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# 2 HOMESTEAD COTTAGE

YATTENDON ♦ 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  
(Distances approximate)

Close to the heart of the village, a charming 2 bedroom cottage with lovely garden and separate garage.

- ♦ Inner Hall
- ♦ Living Room with woodburner

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- ♦ Fitted Kitchen /Breakfast Room
- ♦ Reception Hall / Study Area

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- ♦ Bathroom

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- ♦ 2 Double Bedrooms

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- ♦ Garden

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- ♦ Garage



## SITUATION

Situated in Yattendon a picturesque village in a designated "AONB", where the planners' current policy is to restrict and control any obtrusive development wherever possible. This cottage is located within a short walk of the village square and is owned and managed by Yattendon Estates Ltd.

Yattendon 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, a gym and pilates studio are located nearby in a facility at Frilsham Home Farm on the outskirts of the village

Harriet House, a Montessori School is located on the outskirts of Yattendon, at Frilsham. 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.

In the local area are a first-class range of schools, both state and private, including 3 prep schools, a highly regarded Church of England primary school in Yattendon and the successful Downs Secondary School at Compton, which has a sixth form.

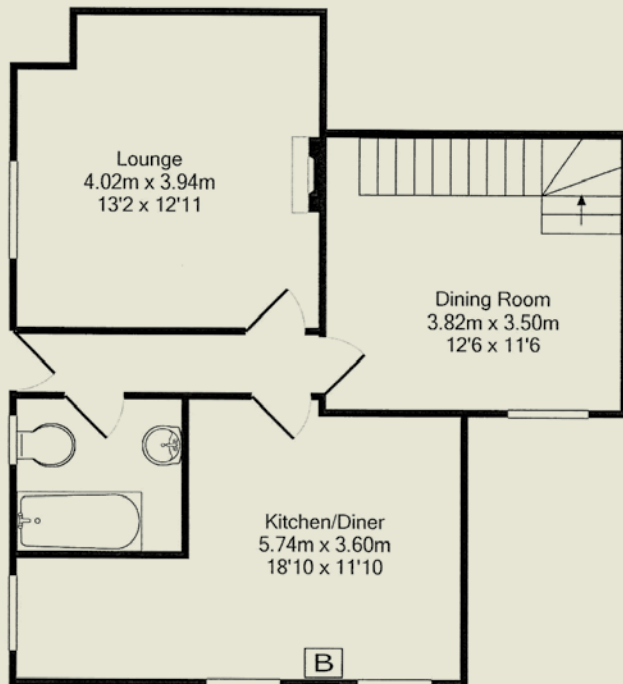
## PROPERTY DESCRIPTION

2 Homestead Cottage is located close to the heart of the village. Entrance is into the inner hall, off which is the living room with a woodburning stove and overlooking the garden. The kitchen is fully fitted with a breakfast room adjoining. A spacious reception hall offers further space for a study area. The bathroom is downstairs and has a bath. Upstairs there are 2 good size double bedrooms, the main bedroom enjoying far reaching views over the AONB countryside.

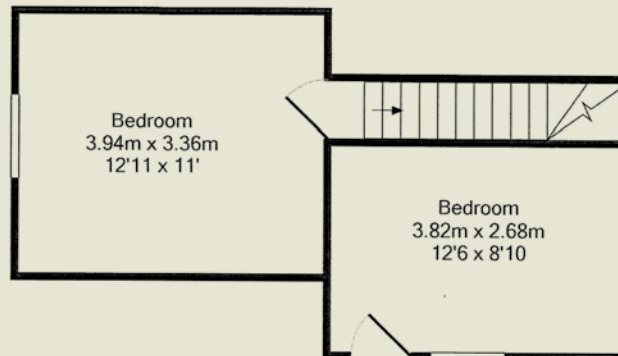
## OUTSIDE

The garden is mainly laid to lawn. On the other side of the road, the garage is located. Parking is directly outside the garage.





Ground floor  
Approx. Floor  
Area 52.2 Sq.M.  
(562 Sq.Ft.)



1st floor  
Approx. Floor  
Area 26.6 Sq.M.  
(286 Sq.Ft.)

2 The Homestead RG18 0UR  
Total Approx. Floor Area 78.8 Sq.M. (848 Sq.Ft.)

This floor plan is for illustrative purposes only. No responsibility will be taken for any errors or inaccuracies.  
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## GENERAL INFORMATION

**Services:** Mains water and electricity are connected to the property. Oil central heating.

**Council Tax:** C

**Energy Performance Rating:** E

**Postcode:** RG18 0UE

**Local Authority:** West Berkshire District Council  
Telephone: 01635 551111

**Term:** Lets of two years preferred

## VIEWING

Strictly by prior 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 left onto Ashampstead Road. Next right is signposted for Yattendon and carry on this road until you get to the village in about 2 miles. Upon entering the village, 2 Homestead Cottage will be found on the right hand side, just before the primary school.

## 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