



Brunsdan
ASSOCIATES 

1 Yattendon Court, Yattendon, RG18 0UT

Offers in Excess of: £400,000 – Leasehold - with share of Company which owns the Freehold

Gracious country living at an affordable price

A substantial 2 bedroom ground floor apartment conversion within a magnificent country house surrounded by 11 acres of communal grounds

Communal hall with oak paneling & fireplaces, reception hall, sitting room with fantastic bay window and patio doors leading to private gardens, kitchen/breakfast room, 2 double bedrooms both with en-suite, private landscaped gardens, communal gardens of 11 acres

THE PROPERTY

The apartment has been beautifully kept and much improved by the current owners with solid wood floors, a modern well equipped kitchen and electric central heating system. The solid oak front doors open to a welcoming main lobby and the apartment has a private front door which opens to a hallway and gives access to all the principal accommodation. A main feature of the property is an amazing double aspect sitting room which was the original ballroom to the old house, this room benefits from a stunning full height bay window with access to its own private garden and lovely views over the surrounding grounds, and countryside.

OUTSIDE

No. 1 occupies arguably the finest position within the house enjoying a corner site with access to its own private garden and a magnificent distant view to the rear of the property. There is a private basement store and a garage located in a nearby block.

LOCATION

Yattendon is one of the most sought after villages in West Berkshire, at the southern edge of the Downland countryside in the heart of an Area of Outstanding Natural Beauty. The village has a general store and post office, butcher and greengrocers, hairdressing and beauty salon, together with the highly renowned Royal Oak Hotel & Restaurant.

DIRECTIONS

From Newbury follow the B4009 to Hermitage. On entering Hermitage bear right signposted Yattendon, continue through the village and the entrance to Yattendon Court can be seen on the left hand side. Proceed along the drive to the main house and No. 1 is situated on the right hand side.

COUNCIL TAX

We have been informed by West Berkshire District Council that the property is in **Band F** with tax payable of **£2,204.62** for the period 2015/2016.

SERVICE CHARGE

Details available upon request.

SERVICES

Electricity, mains water and drainage. Electric central heating system.

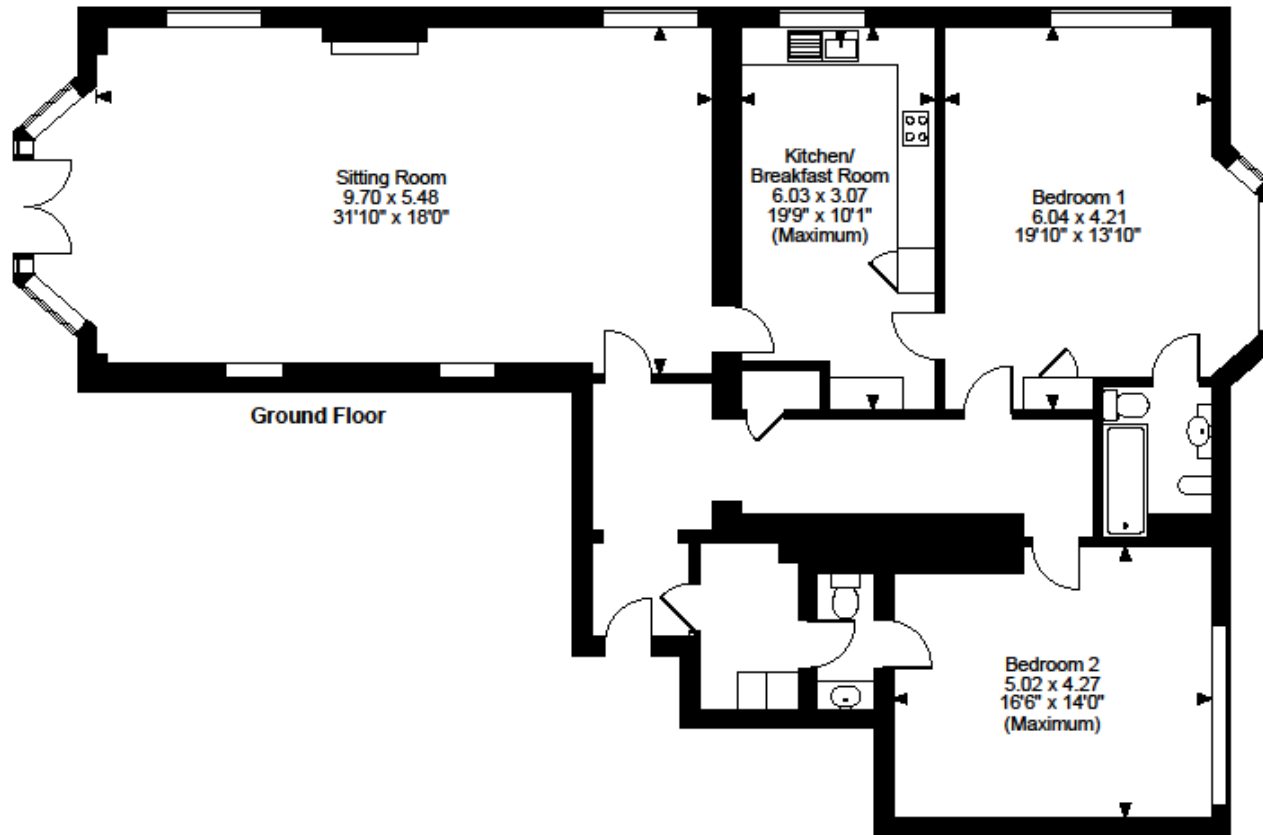
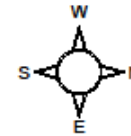
VIEWING

By strict appointment with the vendors Joint Agents Brunsden Associates or Neville Turner in Pangbourne **01635 255501** property@brunsden.com

www.brunsdens.com IMPORTANT INFORMATION THE PROPERTY MISDESCRIPTIONS ACT 1991 - Whilst we as Brunsden Associates Estate Agents try to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their solicitor and/or surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey. Please note that some photographs have been taken with a wide-angle lens. No partner or employee of the business has the authority to give any warranty as to the statements in these particulars which are a general guide only.



Yattendon Court, Yattendon, Thatcham
Approximate Gross Internal Area
1,706 sq ft / 159 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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