

Golden Yews, Burnt Hill, Yattendon, Thatcham, Berkshire, RG18 0XD

Freehold

Guide Price **£1,050,000**

jones robinson

SIMUL MOVERE



A beautifully presented four bedroom family home offering generous living space, character features and a secluded garden, ideally positioned between Pangbourne and Newbury. The property benefits from an integral garage and ample driveway parking.

- Four double bedrooms
- Three en-suite bathrooms
- Three separate reception rooms
- Farmhouse style kitchen/breakfast room
- Utility room & downstairs cloakroom
- Integral garage & ample driveway parking
- Secluded rear garden
- Combination of solid fuel & oil heating
- Sealed unit double glazed windows
- Completion Certificate received for extension
- Within 5 miles of several highly regarded private schools

SITUATION

Yattendon is an exceptionally sought-after and beautifully curated Berkshire village, set within the North Wessex Downs Area of Outstanding Natural Beauty and widely regarded as one of the county's most desirable rural locations. Largely estate-managed, the village enjoys an unspoilt, timeless character and an enviable sense of refinement. Amenities include the excellent village store and Post Office, highly regarded café, the acclaimed Royal Oak country pub and hotel, the renowned Renegade Brewery, and the much-loved Yattendon Estate Christmas Tree Farm. Surrounded by rolling downland, ancient woodland and an extensive network of walking and riding routes, Yattendon offers an exceptional country lifestyle while remaining conveniently positioned for Newbury, the M4, and direct rail services to London Paddington.

DESCRIPTION

The property is entered via a welcoming entrance hall which forms the central hub of the home, providing access to all principal ground floor rooms and the staircase leading to the first floor. The spacious sitting room is a light and comfortable reception room ideal for everyday family living as well as entertaining guests. Adjacent to this is the formal dining room, offering an excellent space for dinner parties and family gatherings. A separate study provides a quiet and versatile room, perfectly suited for home working, a snug or children's playroom. The heart of the home is the fabulous farmhouse-style kitchen/breakfast room, which enjoys generous worktop and storage space along with room for informal dining. This charming and practical area is ideal for modern family life and social entertaining. Leading from the kitchen is a useful utility room, together with a downstairs cloakroom for added convenience. An integral garage is accessed externally and provides further storage or potential workshop space. The first floor landing is light and spacious and gives access to all bedroom accommodation. There are four well-proportioned double bedrooms, each offering comfortable and flexible living space. Two of the bedrooms benefit from their own en-suite bath or shower room, providing an excellent level of privacy and convenience for family members and guests alike. The two further bedrooms are served by the main bathroom, completing the first floor accommodation.











OUTSIDE

To the front of the property there is ample driveway parking along with side access leading to the rear garden. The rear garden measures approximately 65ft x 50ft and is both enclosed and secluded, offering a high degree of privacy. This attractive outdoor space is ideal for outdoor dining, situated on a paved patio area with access from both the kitchen and sitting room. A large lawned area with mature trees and shrubs completes the rear garden.

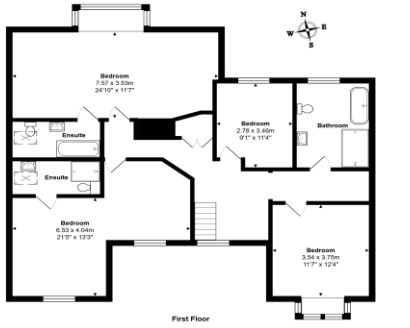
SERVICES & MATERIAL INFORMATION

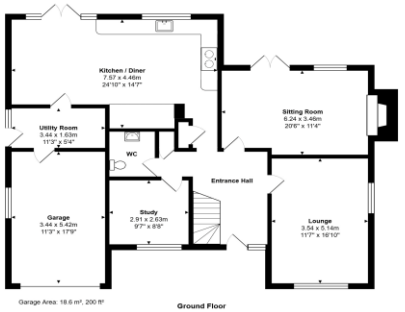
The property operates on oil fired central heating. All other services are connected, apart from gas.
Council tax band: G
Energy efficiency rating: D

What3Words: divorcing.licks.warmers



Golden yews





Total Area: 222.5 m² ... 2395 ft² (excluding garage)

All measurements are approximate and for display purposes only

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