

# EDEN COTTAGE

CHAPEL ROW • WEST BERKSHIRE



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*A beautiful Grade II listed Cottage full of character situated in the heart of this popular village*

.....  
Dining room • Kitchen • Family room • Sitting room • Bathroom  
• Cloakroom/utility

.....  
Master bedroom • Two further bedrooms

.....  
Double Garage • Private garden which wraps around the cottage  
• Summer house • Workshop • Shed  
.....



## Eden Cottage

Eden Cottage is a beautiful Grade II listed cottage believed to date from the early 1600's, situated in the heart of this popular village, with a wealth of retained character features including beams throughout. Over the last couple of years, the back slope and ridge have been re-thatched (front slope was re-thatched in 2008) and the exterior of the cottage re-painted. Outside, the property is approached through a five bar wooden gate onto a driveway providing parking for a number of cars and a double garage. The garden wraps around the cottage and is mainly laid to lawn with a large paved terrace.

## Chapel Row, West Berkshire

Chapel Row is a highly desirable village in West Berkshire with a Café, pub and doctor's surgery. The nearby village of Bradfield Southend is only a short drive away with a village store/post office and the more comprehensive amenities of Newbury and Reading are 8 and 10 miles respectively.

Transport links by both rail and road are excellent. The M4 (J12) is just 5 miles away providing access to London and its airports. Train services can be accessed at Theale (London Paddington within the hour), Pangbourne (London Paddington within the hour) and Reading (London Paddington 27 minutes). Crossrail services from Reading are due to open imminently with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains. Bus service close by.

There is a wide range of schools in the area, including Elstree, St Andrew's, Brockhurst & Marlston House, Cheam, Bradfield College, Downe House and Pangbourne College.

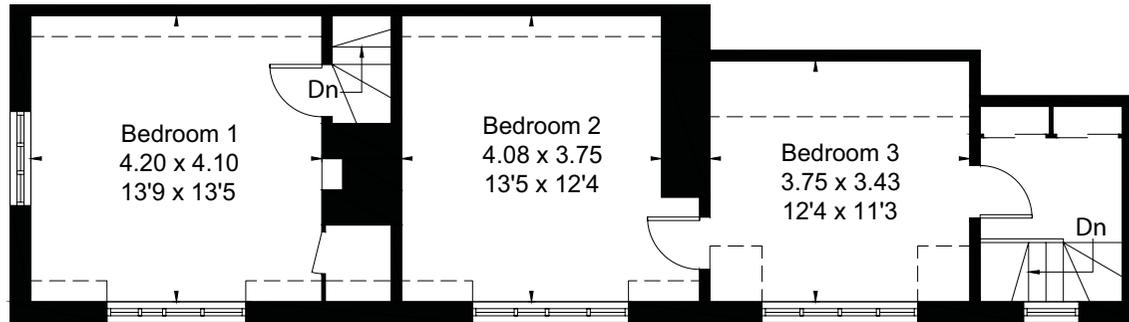
## Services

- Mains water, electricity and drainage. Oil fired central heating.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band F 2019/2020 £2,602.38
- Local authority: West Berkshire Council. Telephone 01635 551111
- Postcode: RG7 6PB



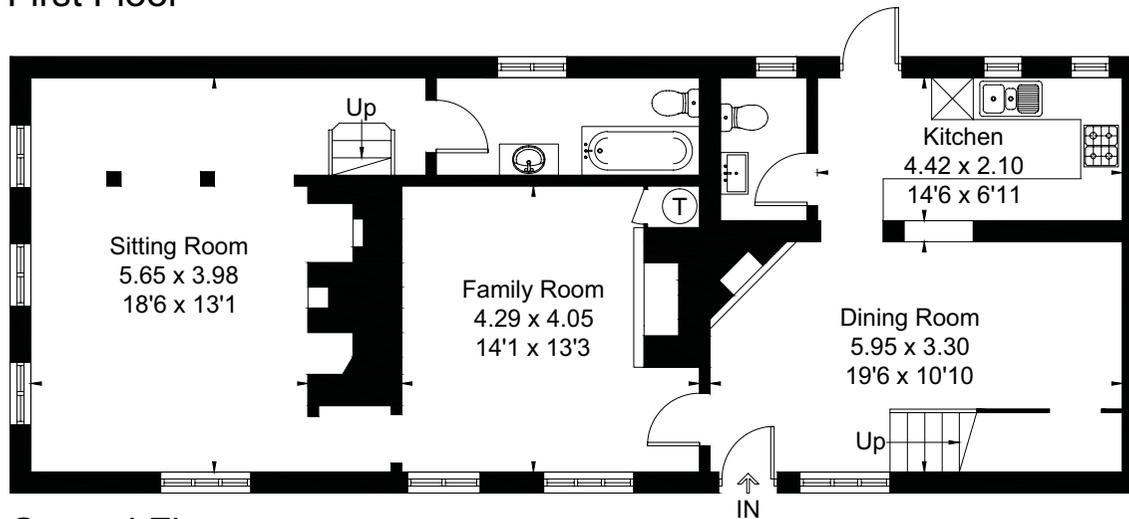


Approximate Floor Area = 148.1 sq m / 1594 sq ft  
Garage = 28.8 sq m / 310 sq ft  
Total = 176.9 sq m / 1904 sq ft  
Including Limited Use Area (8.3 sq m / 89 sq ft)

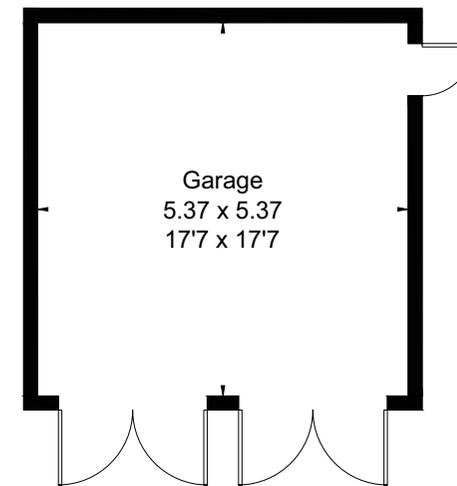


First Floor

 = Reduced head height below 1.5m



Ground Floor



(Not Shown In Actual Location / Orientation)



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**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.