

FYLDE HOUSE

YATTENDON • WEST BERKSHIRE



BLACK CYGNET

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Fylde House is a generously proportioned family home offering scope to extend subject to planning permission set in approximately 0.97 acres within an exclusive small development of four houses situated in a parkland setting on the edge of the sought-after village of Yattendon.

Reception hall • Kitchen/Breakfast room • Utility • Sitting room
• Family room/Study • Cloakroom

.....
Master bedroom with en suite • Three further bedrooms
• Family bathroom

.....
Double garage • Private lawned rear gardens with swimming pool

.....
Approximately 0.97 acres



Fylde House

Built in the 1980's, Fylde House is one of four detached family homes built by Donfield Homes on the site of the old school. Situated in an exclusive parkland setting on the edge of this popular village, Fylde House offers fantastic scope to improve and extend, subject to planning permission. The property is approached off a long tarmac drive onto a gravel drive providing plenty of off-road parking in front of a double garage. On the ground floor, the sitting room has an open working fire and French doors on two sides which open out into the gardens, there is a separate dining room and conservatory which backs onto the kitchen with potential to create more open plan living. To the side of the kitchen is a useful utility room with a door leading out into the rear garden. Upstairs there is a master bedroom with en suite and 3 further bedrooms and family bathroom. Outside, the extensive southerly facing gardens are mainly laid to lawn, there is a terrace which wraps round the back of the house and a swimming pool.

Yattendon, Berkshire

Fylde House is set in an exclusive parkland setting on the edge of Yattendon. Yattendon itself is one of the most desirable villages in West Berkshire, sitting at the southern edge of the Downland countryside in the heart of an Area of Outstanding Natural Beauty. The village is approximately half a mile away and has a general store and post office, The Pantry Tea room, a hairdressing and beauty salon, together with the renowned Royal Oak, a local pub, hotel and restaurant. More extensive amenities and facilities are available in Reading or Newbury, while the M4 is accessible six miles away. Mainline rail services are available in Pangbourne, five miles away, providing direct service to London Paddington (45 minutes).

There are a wide range of schools in the area, both state and private. Of particular note are Harriett House, Yattendon Primary School, St Andrew's Preparatory School, Elstree Preparatory School, Brockhurst & Marlston House Preparatory School, Bradfield College, Down House, Pangbourne College,

The Oratory, St Helens and St Katherines and Abingdon School.

Services

- Mains water and electricity. Oil central heating and private drainage.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band G 2020/2021 £3,225
- West Berkshire Council
- Sat Nav for RG18 0XT

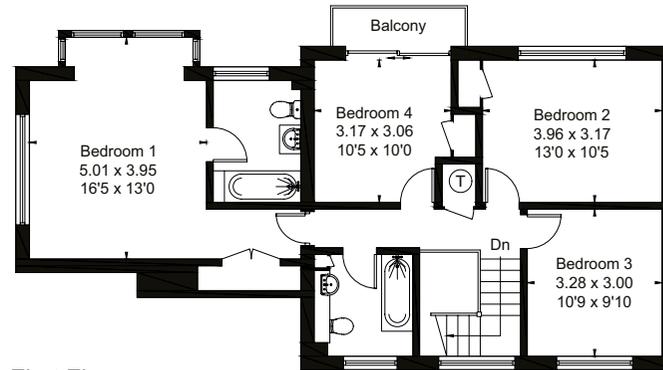
Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

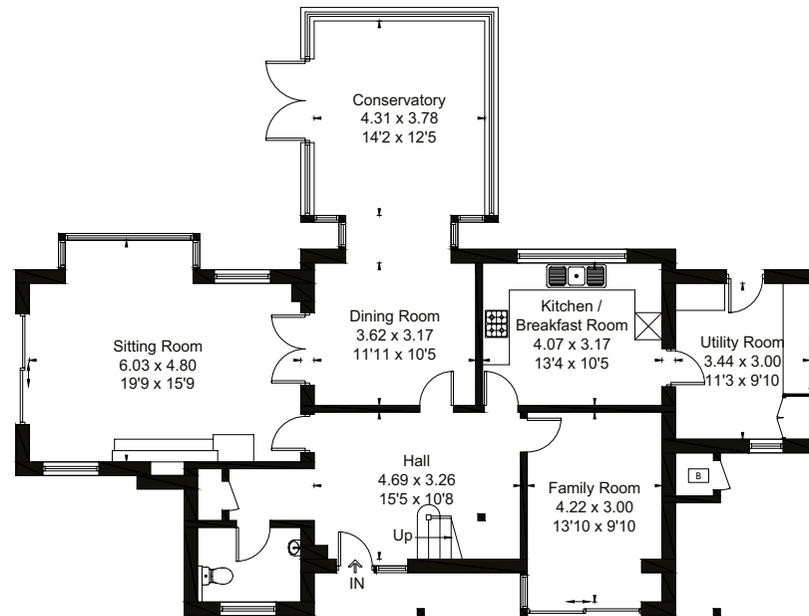




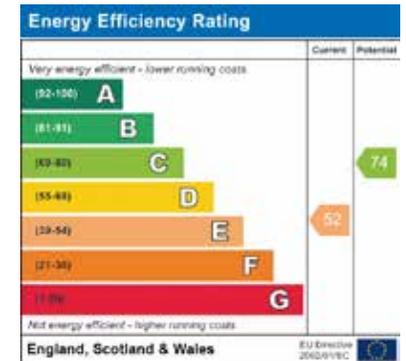
Approximate Floor Area = 200.9 sq m / 2163 sq ft



First Floor



Ground Floor



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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.