



Light and spacious top floor apartment

12 Yattendon Court, Yattendon, Berkshire

Leasehold/share of freehold (956 years remaining)



Grand communal entrance hall • Reception hall with study area • Dining and sitting room • Kitchen • Utility room • 2 bedrooms • Bathroom • Parking • Garage • Communal gardens

Mileage

Newbury 8 miles, Reading 12 miles, Pangbourne 6 miles, Heathrow airport 40 miles, M4 Junction 12 - 5 miles, London Paddington via Pangbourne from 46 minutes. (All times are approximate)

Situation

Yattendon is an extremely pretty village in an Area of Outstanding Natural Beauty. Many of the village houses are still owned by the Yattendon estate, which means properties in the area are rarely available.

The village retains a superb character and good local facilities including a general store and post office, a café, a hairdressers, and The Royal Oak Hotel and restaurant. The surrounding countryside gives ample possibilities for exploration via footpaths or bridleways.

Local amenities can be found in Newbury or Pangbourne, which provide all everyday requirements, while there are many opportunities for recreational pursuits such as racing at Newbury racecourse, theatres in Newbury and Bagnor, and many local golf courses.

Description

The property was once the home of the Iliffe family following their move from Basildon Park. The property was converted approximately

40 years ago into 14 individual apartments in a unique parkland setting. The village of Yattendon and the surrounding land are still largely owned and managed by Yattendon Estates.

Accommodation

Yattendon Court is entered through oak double doors into a lobby with access to a post room and cloak room. A further set of double doors opens into a grand reception hall of double height, panelled and with a stone fireplace and magnificent staircase to the first floor. 12 Yattendon Court is reached by these stairs and a smaller set of stairs to the second floor - there is also a passenger lift to all floors.

The front door to the apartment opens on to a reception hall with a skylight, which floods the room with light. There are built in cupboards and a built in desk. To the left, there is a sitting and dining room with a window to the south overlooking the gardens and providing an outstanding view. There is a feature fireplace with an electric fire. A further door leads in to the kitchen, fitted with a range of units and with a larder cupboard to the rear.





The bedrooms both benefit from excellent fitted cupboards and wardrobes, the main bedroom having a walk in fitted wardrobe. Both bedrooms have windows to the south.

The reception hall also provides access to the bathroom with shower. There is also a separate utility room.

Outside, Yattendon Court is approached through impressive gated pillars and up a long private driveway through mature parkland to the gravelled parking area.

The grounds are a particular feature of the property and include sweeping lawns with specimen trees, a sunken Italian garden with pond and a loggia. The gardens have great views to the south. There is a garage in a separate block together with a car wash area.

Tenure

Leasehold/share of freehold.
(956 years remaining)

Services

Water and drainage, electricity.

Local Authority

West Berkshire 01635 42400

Postcode

RG18 0UT

Directions

From Theale, junction 12 of the M4 - Take the A4 towards Newbury on the Theale bypass, at the roundabout at the end of the dual carriageway, turn right, signposted Pangbourne. Take the first turning on the left to Bradfield and Yattendon. Continue along this road for about 5 miles and before reaching the village of Yattendon, the entrance to Yattendon Court will be seen on the right-hand side. Go through the pillars up the drive and in to the parking area in front of the house.

From Junction 13 of the M4 - follow the signs to Hermitage and in Hermitage itself, having passed the post office on the left, turn right signposted Yattendon. Proceed through Yattendon past the Church and the School and just after leaving the village, turn left into Yattendon Court and proceed as above.

Viewing

Strictly by appointment with Savills.

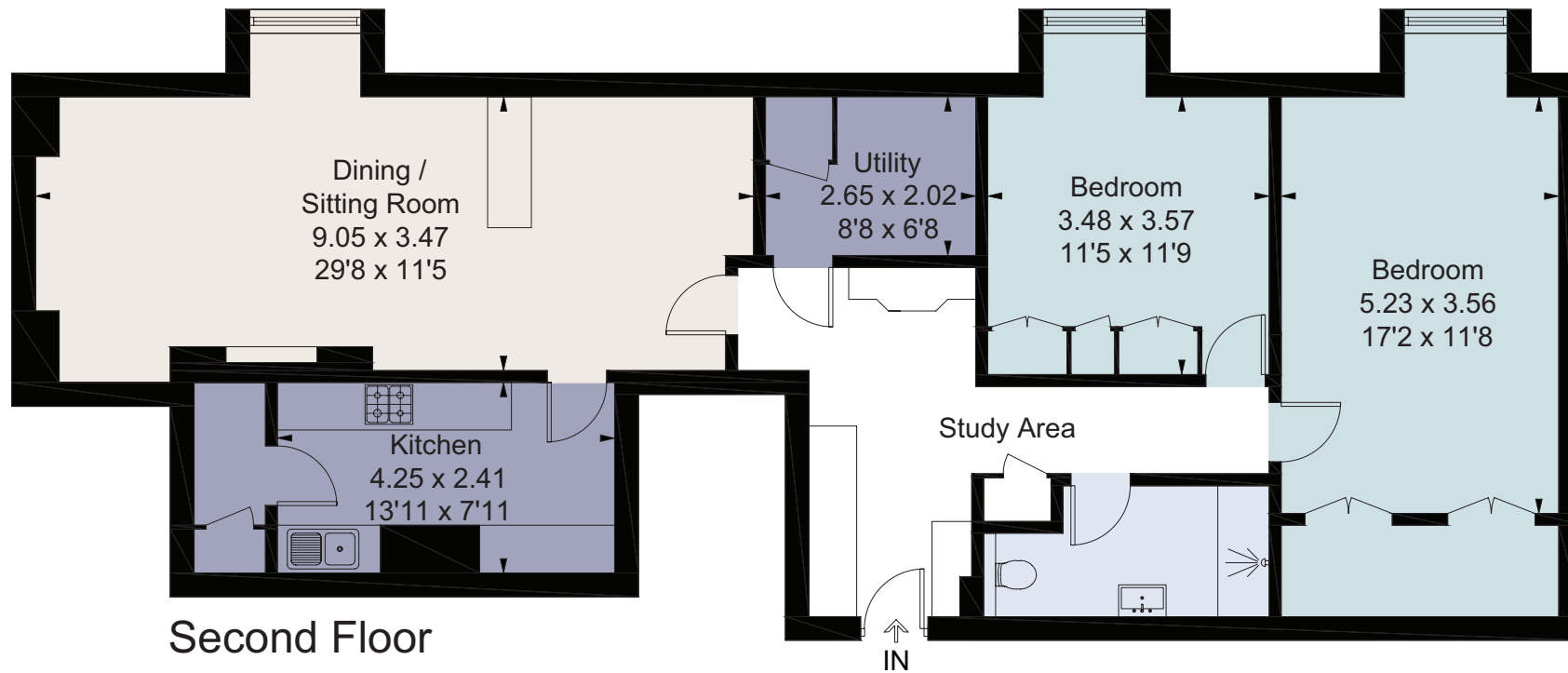
12 Yattendon Court, Yattendon, Berkshire
Approximate Area 112.5 sq m / 1211 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	40
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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