

# BEENHAM LODGE COTTAGE

UPPER WOOLHAMPTON • WEST BERKSHIRE



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*A very attractive country house providing excellent accommodation together with a lovely established garden of approximately 0.88 Acres situated in a very desirable area close to douai abbey and elstree school, surrounded by beautiful countryside.*

- Entrance hall • Drawing room • Dining room • Conservatory
- Kitchen/Breakfast room • Study • Utility • Wine store
- Master bedroom with en suite and balcony • 4 further bedrooms • Family bathroom • Shower room

- .....
- Private terrace with steps to the swimming pool
  - Private established garden • Separate access onto the lane
    - Driveway • Double garage



## Description

Beenham Lodge Cottage was formerly the gardener's cottage for the neighbouring dwelling. It is now a very charming and individual detached property and is a lovely family home. The accommodation flows well with a good-sized entrance hall, with stairs to first floor, a lovely drawing room, with fireplace and attractive square bay window to one side, a large triple aspect dining room with vaulted ceiling and exposed beams, good sized conservatory with doors opening onto the terrace and a family sized kitchen/breakfast room with ample space for a table. In addition, the ground floor is completed with a study/snug, utility and a wine store and direct access to the integral double garage. Upstairs there is a long landing at one end of which is the principal bedroom, which is a very good size with glazed doors leading out to a balcony, with views over the garden from which there is a spiral staircase leading into the terrace, this room also has an en suite bathroom. The house is completed with 4 further bedrooms and a family bathroom and shower room.

## Outside

The property is in a very quiet location and the rear terrace and pool are completely private and secluded. Directly behind the house there is a terrace which is a lovely area for outdoor dining, from which steps lead up to the heated swimming pool with pool house to one side. Beyond the pool is the main area of the garden, which is very natural, all grassed with a number of mature trees and shrubs. From this area there is a separate gate providing access onto Cods Hill. In all the plot measures 0.88 acres.

## Situation

Beenham Lodge Cottage is situated in a lovely rural location yet very well placed for good road and rail communications. It is situated a short distance from the villages of Woolhampton and Chapel Row. The former has a village store, petrol station and a very useful train station and Chapel Row offers a café, pub and doctor's surgery. More comprehensive amenities are in Newbury and Reading. The house is also perfectly placed for commuters to London with trains to Paddington from either Midgham station, Theale

or from Reading, which only takes approximately 25 minutes. Beenham Lodge Cottage is also close to range of excellent private and local schools including Elstree (walking distance), St. Andrew's, Bradfield College, Pangbourne College, Down House and a local primary school

## Services

- Mains electricity and water, private drainage, oil fired central heating.

## Local Authority

- West Berkshire Council – 01635 551111

## Council Tax

- Band E

## Viewing

By prior appointment





## Beenham Lodge Cottage, Cods Hill, Beenham, Reading, Berkshire

Approximate Gross Internal Area  
 Main House = 304 Sq M/3276 Sq Ft  
 Pool House = 8 Sq M/82 Sq Ft  
 Total = 312 Sq M/3358 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		24
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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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.