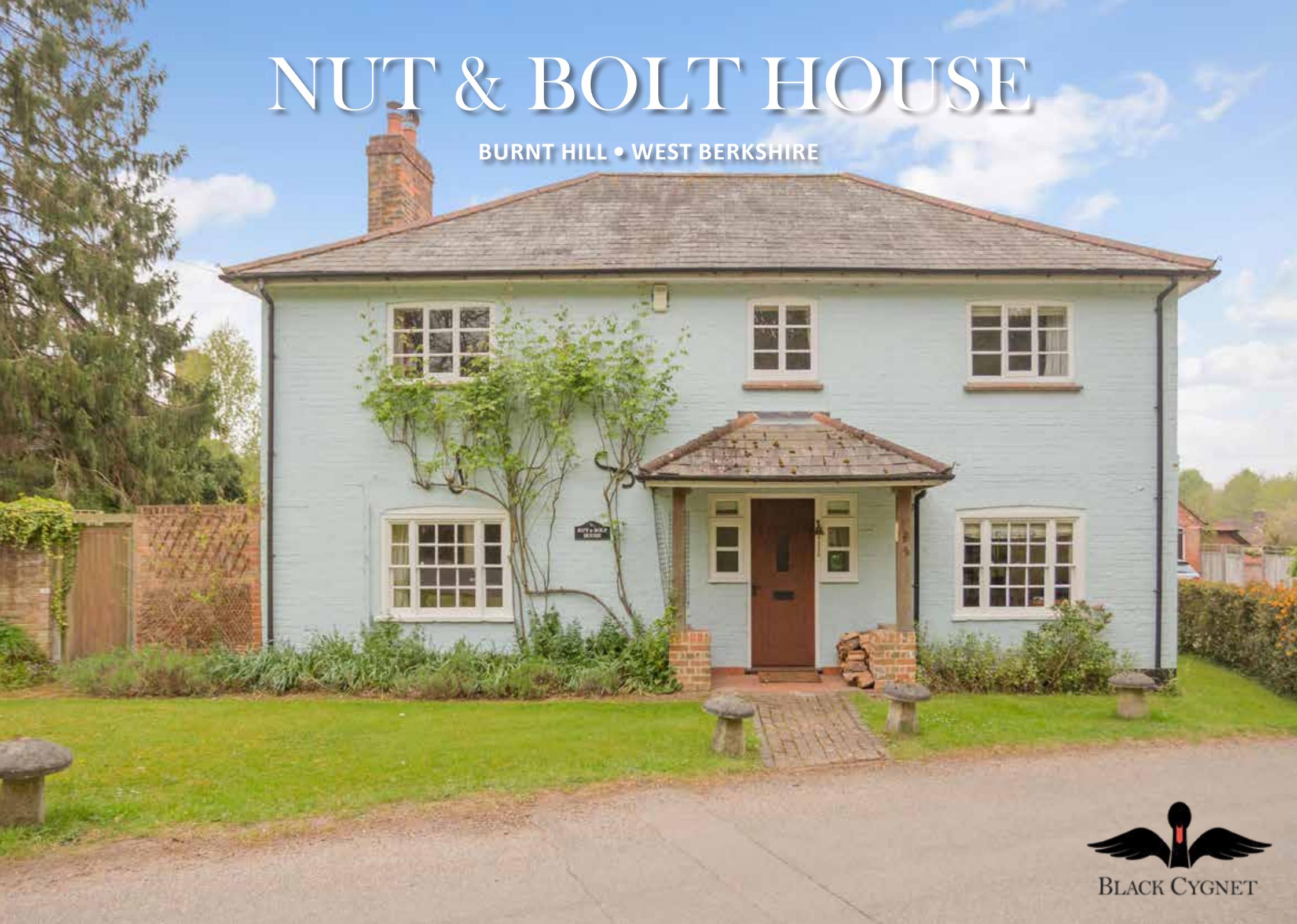


# NUT & BOLT HOUSE

BURNT HILL • WEST BERKSHIRE



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*Nut & Bolt House is an impressive, beautifully presented detached house dating back to 1820 with pretty gardens in the heart of this rural hamlet.*

Reception hall • Kitchen/Breakfast room • Boot room • Utility  
• Dining room • Sitting room • Study • Cloakroom

Master bedroom with en suite • Second bedroom with en suite  
• Two further bedrooms • Family bathroom

Double garage • Private lawned rear gardens



## Nut & Bolt House

Nut and Bolt House is a beautifully presented four bedroom detached property which has been tastefully restored yet still retains a wealth of character. There are three reception rooms as well as a spacious kitchen/breakfast room and both the master and the guest bedroom have en suite bathrooms. There are lovely, landscaped gardens surrounding the house and a double garage and drive to the side. The property is set in a plot just over 1/4 of an acre.

## Burnt Hill, Berkshire

Burnt Hill is a small unspoilt hamlet boasting a Methodist Chapel, surrounded by attractive countryside and woodland largely owned by the Yattendon Estate and in an area designated as being of 'Outstanding Natural Beauty'. Located approximately 1 mile to the west is the highly regarded village of Yattendon, which has changed little over the years and is also set in delightful

wooded countryside on the fringe of the Berkshire Downs close to the River Pang which lies on the Hermitage side of the village. Yattendon 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).

In the local area are a first class range of schools, both state and private, including 3 prep schools, a highly regarded Church of England primary school in Yattendon and the successful Downs Secondary School at Compton.

## Services

- Mains water, electricity and drainage. Oil central heating.

- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band C 2022/2023 £1,830
- West Berkshire Council
- Sat Nav for RG18 0XD

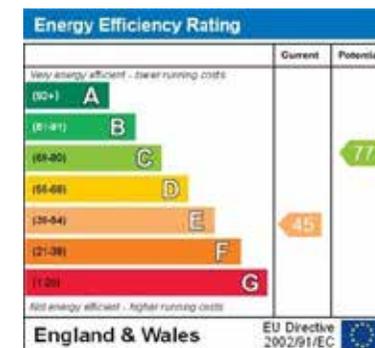
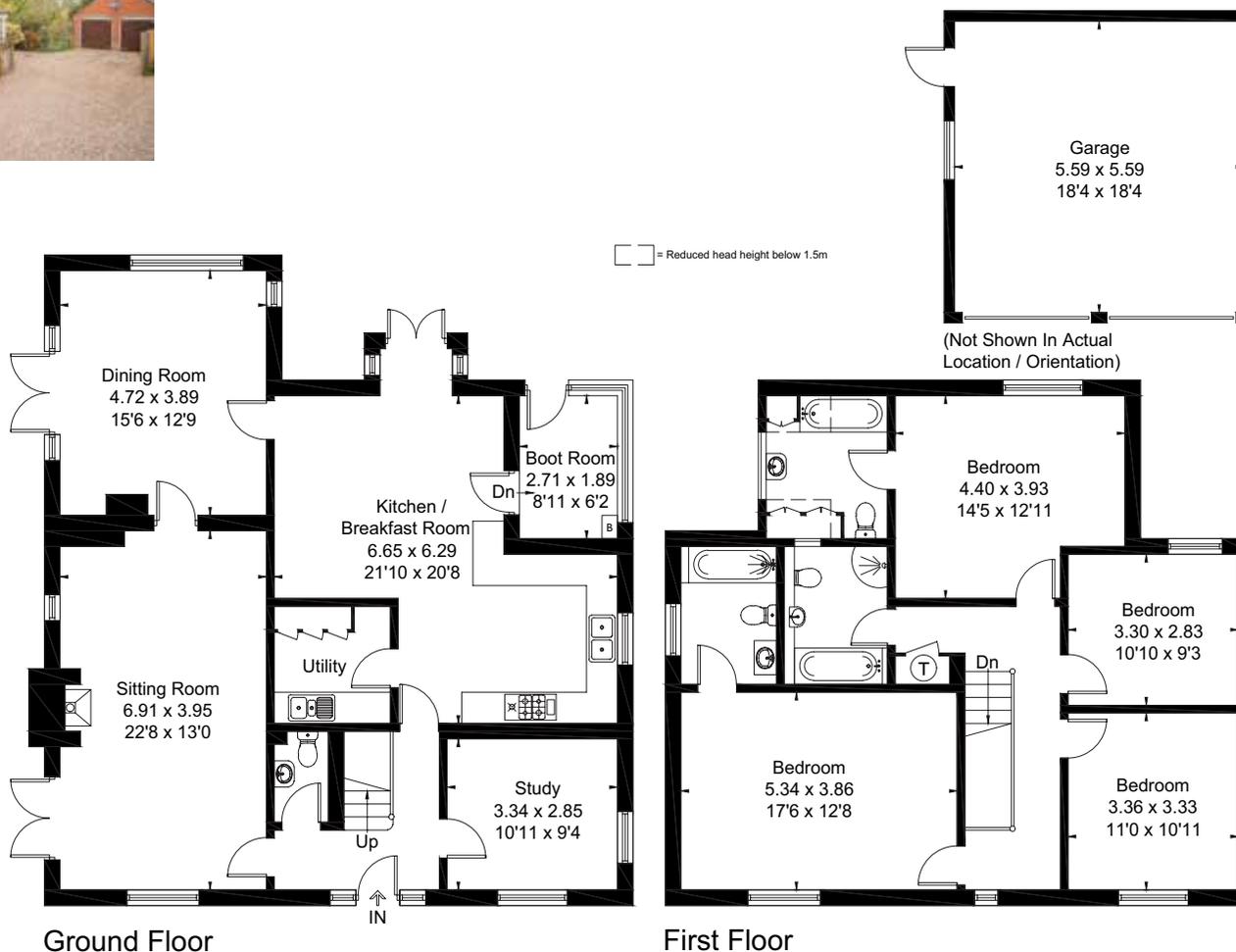
## Fixtures and Fittings

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 Area = 205.2 sq m / 2209 sq ft  
 Garage = 31.2 sq m / 336 sq ft  
 Total = 236.4 sq m / 2545 sq ft  
 Including Limited Use Area (1.8 sq m / 19 sq ft)



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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.