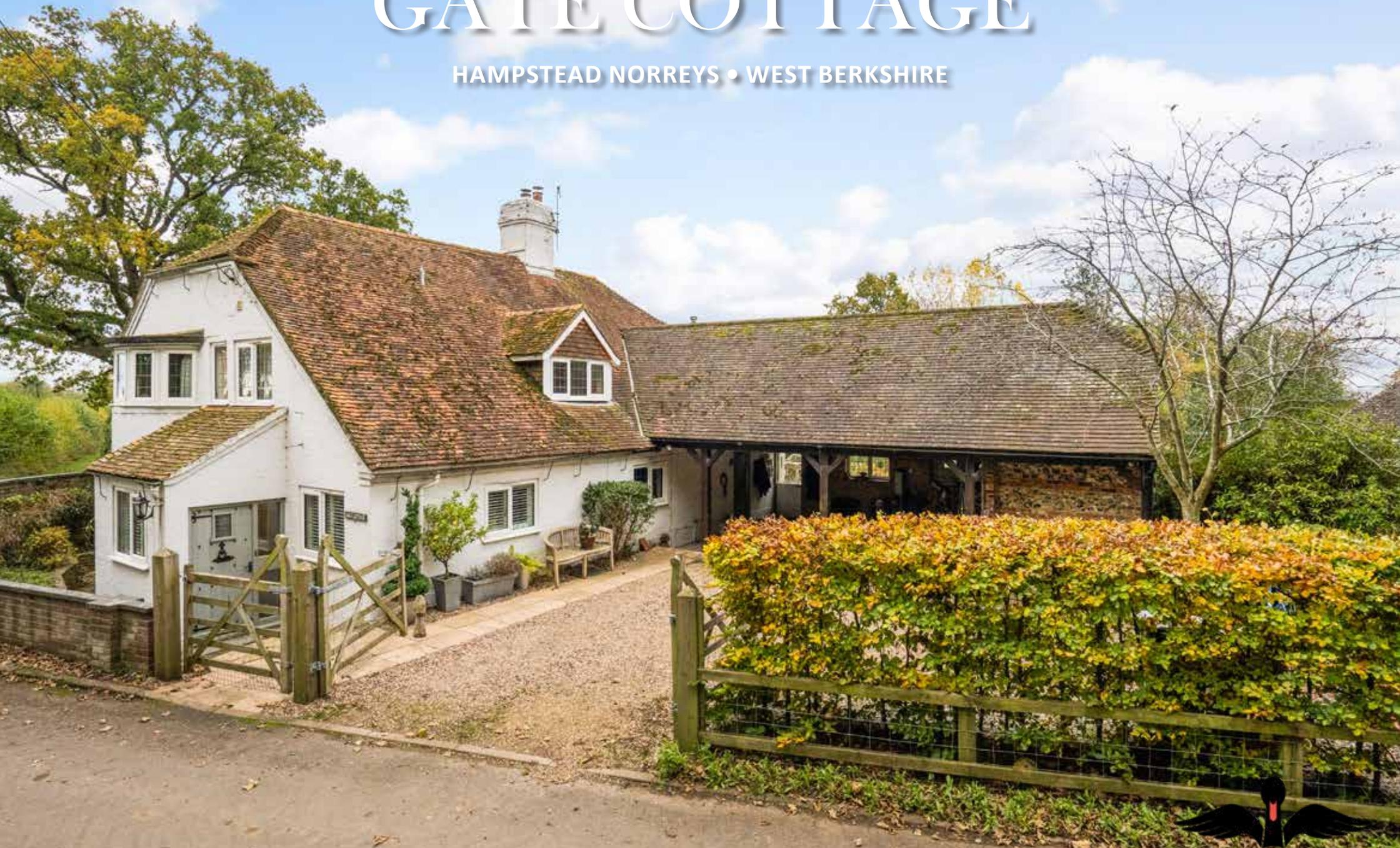


# GATE COTTAGE

HAMPSTEAD NORREYS • WEST BERKSHIRE



BLACK CYGNETS

# GATE COTTAGE

HAMPSTEAD NORREYS • WEST BERKSHIRE

*Gate Cottage is an appealing detached country property whose origins date back to around the mid 18th Century with full planning permission recently granted for a large two storey and single storey rear extension.*

Entrance hall • Kitchen/Breakfast/Dining room • Utility  
• Playroom • Office • Sitting room

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

Double carport • Private southerly facing gardens and grounds

Full planning permission granted for a two storey and single storey rear extension, reference 21/01014/HOUSE

**In all, approximately 0.28 acres**



## Gate Cottage

Gate Cottage is an appealing detached country property of good proportions whose origins date back to around the mid-18th Century with later additions and alterations notably a new two storey wing which was added in 1971 in an architecturally sympathetic style. A single storey garage wing was also added at the side, and which includes a Utility/Laundry Room together with extensive Loft Storage with ladder access.

Situated off the long private entrance drive to Haw Farm owned by Yattendon Estate, the property has colour washed brick elevations under a pitched and half hipped clay tile roof. Intrinsic character and period style of the property is much in evidence internally with exposed timbers, brick chimney breasts with Inglenook fireplaces and a bread oven. There are numerous other features to admire including a cast log burning stove in the Sitting Room and Limestone flooring throughout the kitchen/breakfast/dining room.

## Outside

The property occupies a corner position at the private entrance to Haw Farm off which is a wide gravelled forecourt area providing parking for a minimum of 3 cars and behind is an open fronted double Car Port/Garage under a steeply pitched tile roof. The Car Port/Garage has extensive Loft Storage with ladder access. At the further end of this building of brick and flint construction, is the Utility/Laundry Room. The 2 wide garaging bays have a rear window, fitted light and power and double doors allowing access for garden machinery into the rear garden. Along the side of the Cottage adjacent to the left hand bay, is a wide tiled pathway providing a useful area for bins and storage generally and with a rear stable door opening directly into the garden. Around the front corner of the Cottage is a high wall with a further brick and flint wall extending along part of the southern boundary in the rear garden. Along the remainder of the southern boundary are tall evergreen trees providing privacy and protection all year round.

The rear garden is a true delight being beautifully laid out with a main lawned area interwoven by shaped beds and borders containing a variety of mainly Cottage plants and shrubs providing a range of colours through the seasons including a rose trellis, euphorbias, roses, robinia, hostas, mahonia, smoke tree bush, syringer, hellebores, broom and hydrangeas.

In the bottom right hand corner of the garden is situated a newly built timber boarded garden Store Shed and adjoining the house and taking advantage of its sheltered south westerly aspect is a wide flagged terrace ideal for 'al-fresco' dining and entertaining. There is direct access from the property onto wonderful walks around Haw Farm leading to Aldworth, Ashampstead, Hampstead Norreys and beyond.

## Ashampstead, West Berkshire

Gate Cottage nestles in rolling countryside, surrounded by the Yattendon Estate nestled



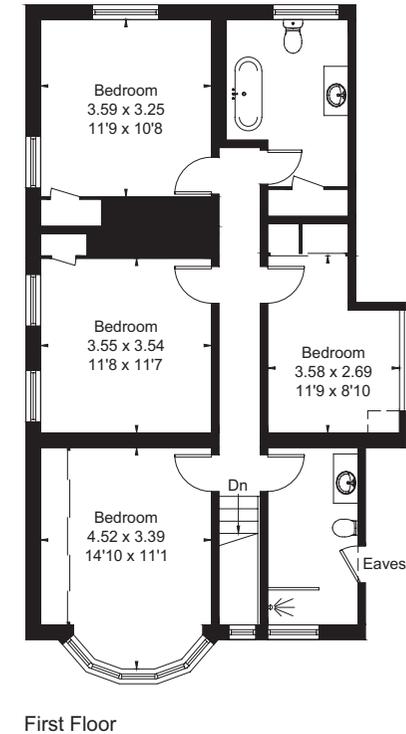
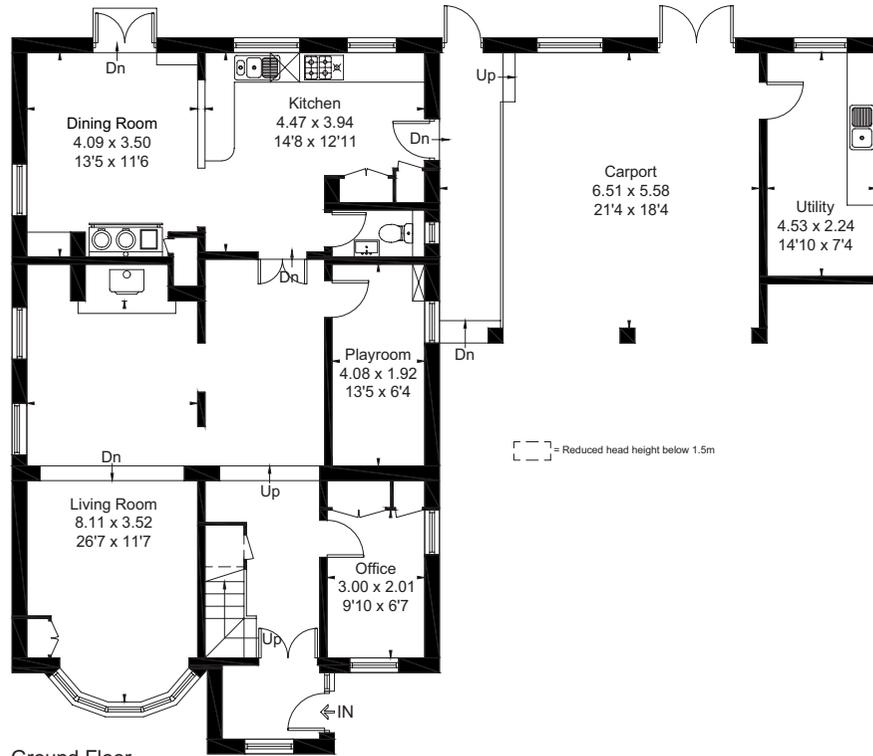
between Ashampstead and Hampstead Norreys. The village has a very successful deli/ shop and cafe and Local shops and amenities can be found in nearby Goring-on-Thames and Pangbourne with both having mainline stations to London Paddington (Pangbourne direct to Paddington being from 42 minutes) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2021. The M4 Motorway at Theale (J12 – 10 miles) is within easy reach as is the A34 to Oxford and the West Country (6 miles).

Educational facilities are excellent within the area and include Harriet House School, Elstree, St Andrew’s Pangbourne, Cranford House Girls’ School, Moulsoford Prep, The Oratory School (and The Oratory prep and pre-prep), Bradfield and Pangbourne Colleges.

**Services**

- Mains water and electricity. Oil central heating. Private drainage.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band F 2020/2021 £2,731.81
- West Berkshire District Council 01635 551111
- Postcode: RG18 0TP

Approximate Area = 189.2 sq m / 2037 sq ft  
 Utility = 10.2 sq m / 110 sq ft  
 Total = 199.4 sq m / 2147 sq ft  
 Including Limited Use Area (1.7 sq m / 18 sq ft)



**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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			