



The Beeches

Beechfield Lane, Frilsham, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A substantial 6 bedroom family home, with additional 1 bedroom self-contained annexe

The Beeches is generously proportioned chalet-style home with extensive accommodation and a self-contained annexe, set in a peaceful village location.



4 RECEPTION ROOMS



7 BEDROOMS



4 BATHROOMS



OUTSIDE



0.27 ACRES



FREEHOLD



**RURAL/
VILLAGE**



3,495 SQ FT



**GUIDE PRICE
£850,000**

The property

The entrance hallway leads to the principal rooms; the open-plan kitchen/breakfast room with central island connects to the rear aspect family room with ample space for dining. A utility/boot room is situated off the kitchen and provides a separate entrance from the front of the property. A rear conservatory flows from the family room with views over the garden. On the opposite side of the house is the light filled, dual aspect drawing room, with woodburning stove and sliding doors to the garden. Three bedrooms are located on the ground floor along with a shower room and WC, offering flexible use depending on the needs of a buyer.

The first floor comprises three large bedrooms, the principal suite includes a dressing room and en suite shower room, there is an additional family bathroom off the landing.

Attached to the principal house is a self-contained annexe, arranged over a single floor and comprises a kitchen with utility, sitting room with woodburning

stove, bedroom and en suite shower room. This space is ideal for guests, family or generating an income.

Outside

Accessed off a quiet lane, the entrance to The Beeches is over a large gravel driveway with plenty of parking as well as a single garage. Planning permission has been achieved historically to replace the single garage with a new double garage, however this has now lapsed. Details can be found under West Berkshire planning reference 79/11228/ADD.

To the rear of the house is an attractive south facing garden measuring approximately 55ft in length. The garden is laid mostly to lawn, interspersed with mature hedges and shrubs and benefits from two storage sheds.



Location

Frilsham village is located in an Area of Outstanding Natural Beauty close to the Berkshire Downs, surrounded by wonderful walking and riding country. The village has an active local community and facilities including the highly regarded Harriett House school, the renowned Pot Kiln gastro pub/restaurant (0.1 mile) and the West Berkshire Brewery and café/kitchen. Nearby Yattendon, often named "Best Village in Berkshire", has a Post Office/village shop, coffee shop/café, hairdresser, butcher, micro-brewery, pub and primary school. The larger towns of Thatcham, Newbury and Pangbourne provide a wider range of independent and high street shopping, cafés, pubs, restaurants and leisure facilities with the latter boasting an award-winning butcher and specialist cheese shop. Communications links are excellent: trains from Midgham station (5 miles) reach London in less than an hour and the M4 gives easy access to the West Country, London and its airports and the motorway network. The area offers a wide range of state primary and secondary schooling.

Distances

- Yattendon 1 mile
- Thatcham 6 miles
- M4 (Junction 13) 6 miles
- Newbury 9 miles
- London Heathrow Airport 41 miles

Nearby Stations

- Theale (London Paddington 42 mins)
- Pangbourne

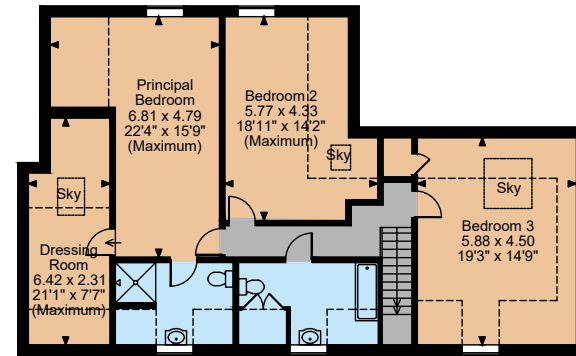
Key Locations

- The Berkshire and Wessex Downs
- Newbury Racecourse
- West Berkshire Golf Club
- The Living Rainforest

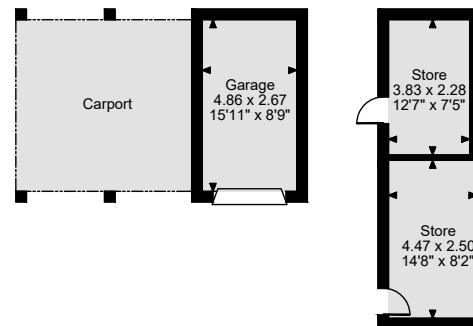
Nearby Schools

- Downe House
- The Downs School
- Brockhurst and Marlston House
- Yattendon CE Primary School





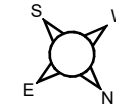
First Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 2,973 sq ft (276 sq m)

Annexe internal area 522 sq ft (48 sq m)

Garage/ Store 362 sq ft (33 sq m)

Total internal area 3,757 sq ft (358 sq m) (excluding car port)

For identification purposes only.

Directions

RG18 9XD

what3words: ///prompts.declines.absorbing

General

Local Authority: West Berkshire District Council

Services: Mains water, electricity and drainage. Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax:

Main House - band D

Annexe - band A

EPC Rating:

Main house: D

Annexe: E

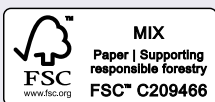
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