



Yew Tree Cottage, 40 Beedon Hill, Beedon, Newbury,
West Berkshire

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Yew Tree Cottage, 40 Beedon Hill, Beedon, Newbury, West Berkshire, RG20 8SH

A charming 2 bed cottage, in a highly convenient rural village location

Chieveley 2 miles, Newbury 7 miles (London Paddington 38 mins), Didcot 10 miles (London, Paddington 42 mins)

Entrance porch | Living room | Kitchen | Family bathroom, with separate shower | 2 Double bedrooms | Utility room | Carport | EPC Rating D

The property

Yew Tree Cottage is a delightful cottage that is beautifully presented, with a mixture of neutral and modern décor and modern fittings complementing original features, such as open fireplaces and exposed timber beams and brickwork throughout. The ground floor accommodation flows from a welcoming entrance porch, into the living room. To the rear of the property, the kitchen has ample space for a dining table and benefits from a Butler sink, bespoke cabinetry complementing the country-kitchen feel of the cottage, offering plenty of storage space, as well as modern integrated appliances. The kitchen overlooks the patio to the rear of the cottage, ideal for al fresco dining or entertaining on a summers evening. Flowing on from the kitchen is a family bathroom, which benefits from a bath and separate shower. Upstairs are two good sized double bedrooms both with built in storage and hanging space. Externally is a large utility room with sink and space for white goods.

Outside

The property is approached from a private track and has a gravel drive with parking for two cars as well as a separate garage for parking for one car. The property has a front lawn with patio area leading to the entrance porch. To the rear of the cottage is a large patio area with plenty of space for entertaining and steps leading to the garden which is laid to lawn with an apple tree and shed storage at the back of the garden.

Location

Beedon is a wonderful base for country walks and outdoor activities. It has a medieval church, a highly regarded primary school, linked to and within the catchment area for The Downs School for secondary education in Compton. There are also excellent prep and public schools very close by, such as Downe House, Brockhurst and Marlston House School, Pangbourne College, Bradfield College, and Elstree School to name a few. The market town of Newbury has excellent shopping and leisure facilities including Newbury Racecourse, The Corn Exchange and Watermill Theatre. There are also several excellent golf courses and country clubs in and around the area. Nearby Chieveley has a popular tennis club, doctor's surgery, and village store/post office. The hamlet has a thriving pub and although set in a rural position it has excellent access to the M4 and A34. The property is well situated to access frequent train services into London Paddington from either Newbury or Didcot in well under an hour.





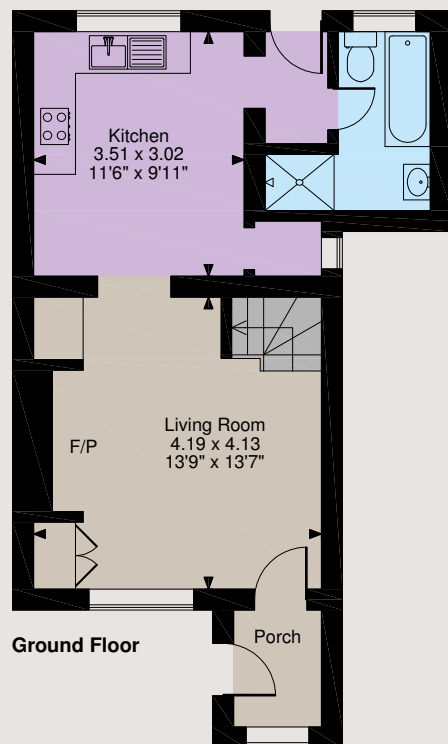
Floorplans

Main House internal area 711 sq ft (66 sq m)

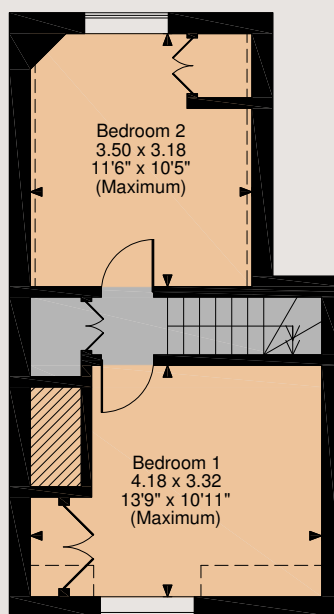
Garage internal area 229 sq ft (21 sq m)

Outbuilding internal area 63 sq ft (6 sq m)

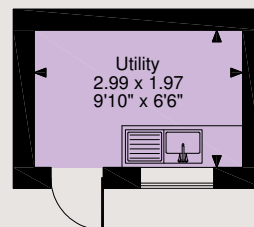
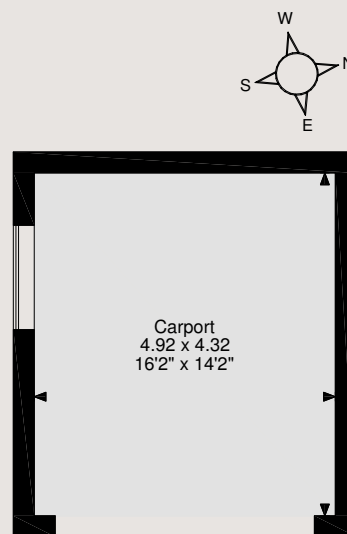
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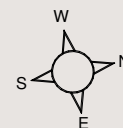
Ground Floor



First Floor



Outbuilding



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

□□□□ Denotes restricted head height

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Directions

From Newbury, head north on the A339, which joins to the A34, and follow signs to Oxford. On the approach to the large roundabout take the turning signposted to M4/Chieveley/Services and then at the roundabout proceed north on the road signposted Oxford A34. After a short while keep to the left hand lane and take the turning signposted for Chieveley, Hermitage and Beedon. At the end of this road turn left at the junction, and then almost immediately right onto Oxford Road. Continue on Oxford Road for approximately 2 miles, go past The Coach pub on your right, and continue along for another 0.3 miles, take the first left turn opposite the bus stop onto a single track lane, and the cottage can be found on the right hand side.

General

Local Authority: West Berkshire Council. Tel: 01635 551 111.

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

Council Tax: Band D.

Tenure: Freehold.

Guide Price: £360,000

Agents note: The vendor of this property is an employee of (or a relative of an employee of) Strutt & Parker.

Newbury

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