



The Willows
Frilsham, West Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome detached family home in a picturesque yet convenient West Berkshire location

An attractive and well-appointed property with a well-maintained garden, located in a quiet no-through lane on the fringes of a sought-after village, near to local amenities.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



2,430 SQ FT



**GUIDE PRICE
£980,000**



The property

The Willows is an attractive family home, offering over 2,400 sq. ft of versatile and light-filled accommodation spread across two floors. Designed to offer an ideal family and entertaining area, the ground floor accommodation flows from a welcoming reception hall, equipped with a convenient cloakroom. It includes two sitting rooms, each presenting a distinctive fireplace, perfect for family gatherings. One of the sitting rooms has French doors that open onto a beautiful terrace, offering a seamless indoor-outdoor living experience. There is a dual-aspect dining room that bathes in natural light and also features French doors leading to the terrace. This space is perfect for both formal dinners and casual family meals. To the front aspect is a well-proportioned kitchen, equipped with an array of contemporary wall and base units, complemented by sleek worktops. A Belfast sink, modern integrated appliances, and a neighbouring fitted utility room, with a door leading to the integral double garage, enhance the functionality and convenience of the space.

On the first floor, the property continues to impress with an attractive principal bedroom. This room features built-in storage and an en suite bathroom, complete with a freestanding bath and a separate shower. Four additional well-appointed bedrooms, all with built-in storage, provide ample space for family and guests. Two family shower rooms add to the comfort and convenience of the upper floor.

Outside

Having plenty of kerb appeal, the property is approached through twin brick pillars and double wooden gates over a low-maintenance gravelled forecourt providing private parking and giving access to the integral double garage. The wraparound garden extends along both the side and rear of the property. It is predominantly laid to lawn, descending to a picturesque, wildlife pond that enhances the landscape with serenity and natural beauty. The entire garden is framed by mature shrubs and hedging and features a good sized paved rear terrace area, ideal for entertaining and al fresco dining.



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 min)
- Pangbourne

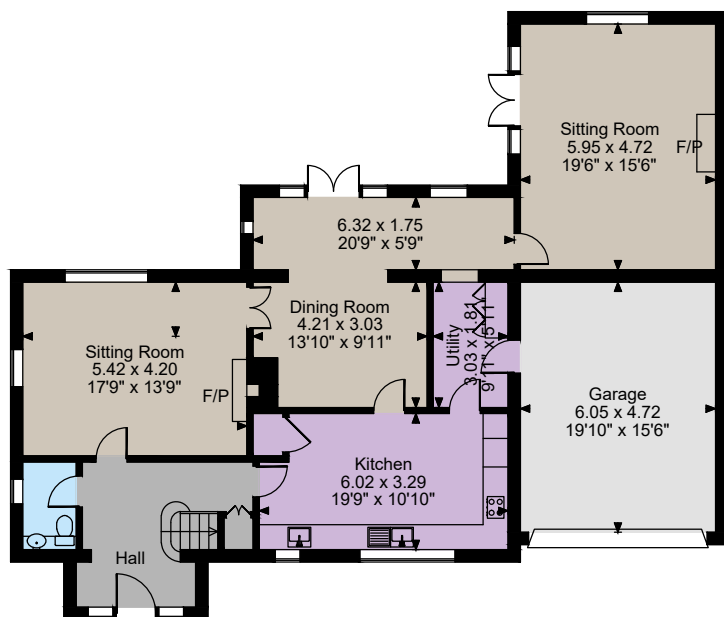
Key Locations

- The Berkshire Downs and Wessex Downs National Landscape
- Newbury Racecourse
- West Berkshire Golf Club

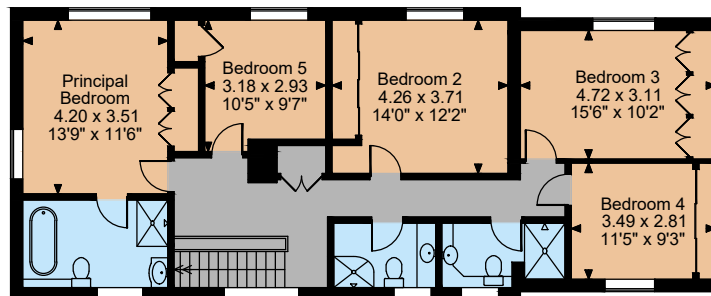
Nearby Schools

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

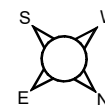




Ground Floor



First Floor



Floorplans

House internal area 2,430sq ft (226 sq m)

For identification purposes only.

Directions

RG18 9XQ

what3words: ///zipped.pancake.sunblock

General

Local Authority: West Berkshire Council

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

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

Council Tax: Band G

EPC Rating: E

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

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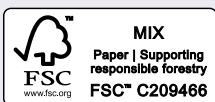
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