




# Yew Tree Cottage

North Heath, Chieveley, Newbury, West Berkshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## An attractive Grade II listed period cottage with beautiful garden, small meadow and fabulous far-reaching views

A beautiful period cottage with versatile accommodation in a wonderful rural setting yet highly accessible for road and rail links and a wide choice of schools



**3 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE**



**APPROX 0.92 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,626 SQ FT**



**GUIDE PRICE  
£1,295,000**



### The property

Yew Tree Cottage is a charming Grade II listed cottage in a fantastic position in North Heath with fabulous far reaching views of the surrounding countryside, at the same time being highly convenient for local transport links and schools. The property is beautifully presented and provides spacious accommodation with many of the original features still in place, preserving the original character and heritage of the cottage. The reception hall leads through to a delightful sitting room with an attractive open fireplace and large windows which fill the room with natural light, and French doors open out to a lovely west facing terrace. There is also a formal dining room with a beautiful inglenook fireplace and original exposed beams, and a study/family room with a separate snug/office area. Beyond the study is a laundry/utility room with shower. The spacious kitchen/breakfast room has a wonderful outlook across the garden to the views beyond, and is well fitted with modern shaker-style units, integrated appliances, space for a dining table, and a door to the rear terrace. There is also a family bathroom and a cloakroom on the ground floor. The

staircase in the inner hallway leads to a fabulous principal bedroom, which has excellent fitted wardrobes and storage, and a large en suite bathroom. A second staircase leads to two further good sized double bedrooms, both with fitted storage. The rooms on the first floor are connected by a small doorway in the principal bedroom, and all have wonderful views.

### Outside

The stunning gardens are an important feature of the property and create a beautiful backdrop to the house. At the front sweeping lawns are surrounded by mature hedges, mixed flower borders, a formal parterre with rose garden and smart clipped topiary. The gardens flow round to the rear of the house, where there are fabulous views of the surrounding countryside which can also be enjoyed from the stone terrace running along the length of the house. There is also an additional area of meadow land/paddock across the lane at the front of the cottage. The property is approached across a gravel driveway leading to a parking area beside the double garage, which connects to the house via an internal door.



## Location

Yew Tree Cottage is situated in the small hamlet of North Heath, a short distance from the popular downland village of Chieveley, just north of Newbury and in the heart of the North Wessex Downs. There is a thriving local community, and Chieveley offers excellent facilities including a shop/post office, pre-school and primary school, doctors' surgery, pharmacy, excellent pub, recreation ground and tennis club. North Heath sits within an Area of Outstanding Natural Beauty and there are wonderful opportunities for walking, riding and cycling direct from the property. Nearby Newbury offers an extensive range of facilities catering for most day-today needs. Communications are excellent with easy access to the M4 and A34 linking with Reading, London, Oxford and Winchester. and by train from Newbury which provides a regular, direct train service into London Paddington. There is a wide choice of highly regarded schools in the area including Elstree prep school which provides a minibus that collects from Chieveley, and the village is also within the catchment area of the highly regarded The Downs School.

## Distances

- Chieveley 1 mile
- Newbury 6 miles
- Hungerford 13 miles
- Oxford 24 miles
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## Nearby Stations

- Newbury (Paddington from 40 mins)

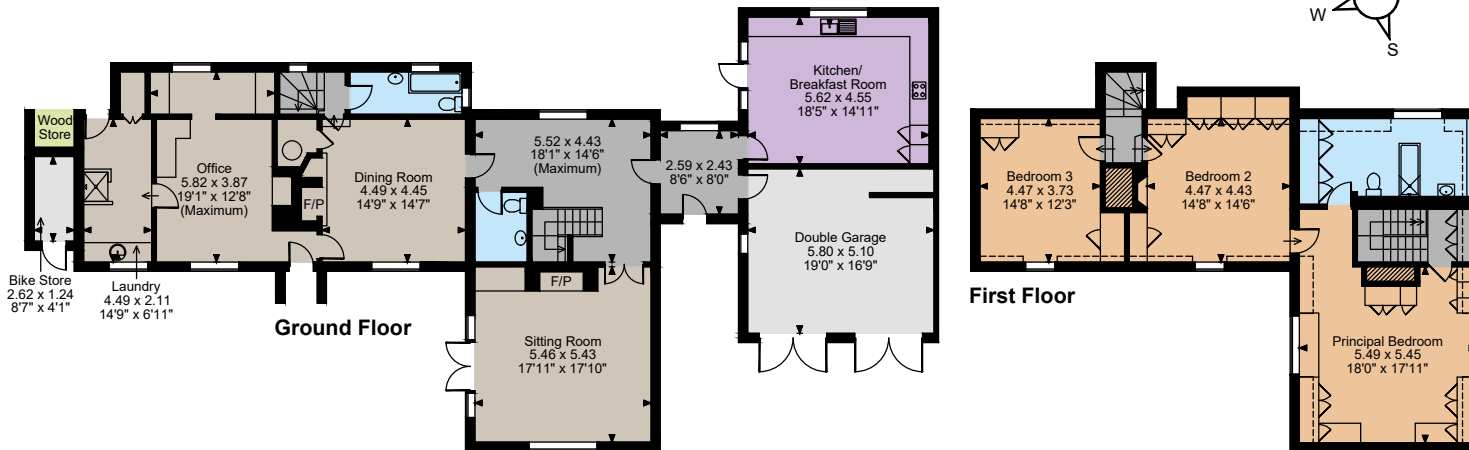
## Key Locations

- Newbury Racecourse
- Watermill Theatre
- Highclere Castle

## Nearby Schools

- Horris Hill
- Elstree
- Cheam
- Downe House
- St Gabriel's
- Bradfield College





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 244 sq m (2,626 sq ft)  
 Double Garage internal area 29 sq m (317 sq ft)  
 Bike Store internal area 3 sq m (35 sq ft)  
 Total internal area 277 sq m (2,978 sq ft)  
 For identification purposes only

## Directions

RG20 8UD

what3words: ///skill.weaved.fishnet

## General

Local Authority: West Berkshire Council

Services: Mains electricity and water. This property has a private drainage system and we understand from our client that it complies with current regulations.

Oil-fired central heating.

Gigaclear broadband.

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

Council Tax: Band F

EPC Rating: E

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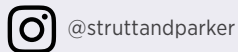
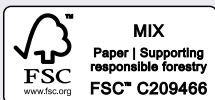
## Newbury

55 Northbrook Street, Newbury RG14 1AN

**01635 521707**

newbury@struttandparker.com

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