



**YEW TREE COTTAGE**  
25 Brimpton Common, Reading

**Carter Jonas**

## **YEW TREE COTTAGE 25 BRIMPTON COMMON READING RG7 4RZ**

- Newbury town and mainline station 8 miles
- Basingstoke town and mainline station 10 miles
- Good access to A34 and M4

Covered porch · entrance hall with staircase and store cupboard · living room · separate dining room · interesting and characterful hexagonal study · kitchen/breakfast room · ground floor cloakroom · principal bedroom with en suite shower · family bathroom with separate WC · separate shower room · 3 additional bedrooms including an hexagonal guest suite and balcony · double garaging with office room behind · generous well-tended plot with gardens and countryside views · large drive with generous parking · Energy Rating F

### **SITUATION**

Yew Tree Cottage is situated in Brimpton Common which is a semi-rural location between the villages of Brimpton, Ashford Hill and Aldermaston. From the house there is good access to open countryside yet it is within easy road access to local business centres including Newbury, Reading and Basingstoke, with fast road links to both the M4 and M3 motorway, together with good access to mainline stations providing trains to both London Paddington and Waterloo. From the house there is a local public house within walking distance with further local facilities found in Kingsclere or Tadley. The nearby of Brimpton village has a church, primary school and the village pub.

### **DESCRIPTION**

Yew Tree Cottage was built by the current owners in 1990 to a particularly high standard and with good architectural detail. The property is in generally good condition but requires some updating and offers a rare opportunity for a buyer to acquire a unique house in a lovely setting.

**AN IMPRESSIVE DETACHED FAMILY HOUSE BUILT TO AN EXTREMELY HIGH STANDARD BY THE CURRENT OWNERS AND OFFERING CHARACTERFUL AND UNIQUE ARCHITECTURAL FEATURES. THE PROPERTY BENEFITS FROM A QUIET AND PEACEFUL LOCATION IN A GENEROUS PLOT WITH WELL-TENDED GARDENS, 4 BEDROOMS INCLUDING PRINCIPAL BEDROOM WITH EN SUITE, 3 RECEPTION ROOMS AND DOUBLE GARAGE.**



The covered porch leads to the front door and into an entrance hall in which the primary accommodation is accessed with a comfortable living room to the right side and an impressive study with an interesting hexagonal design. To the right side of the house there is a useful separate dining room and a kitchen/breakfast room with good storage. An inner lobby gives access to a downstairs cloakroom and storage cupboards with a side door leading to the gardens front and back. Upstairs the feeling of light and space continues with 4 generous bedrooms including a principal bedroom with extensive wardrobing and en suite shower room, the hexagonal design downstairs continues with an impressive guest room in this area to the first floor which leads to a balcony. There is a main bathroom, separate WC and separate shower room offering very practical facilities for family living.

#### **OUTSIDE**

The property is approached down a gravel lane offering good privacy with a driveway leading to the house offering access to a large double garage and generous parking area. The rear gardens are a particular feature of the property offering countryside views and are well-tended with hedged borders.

### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

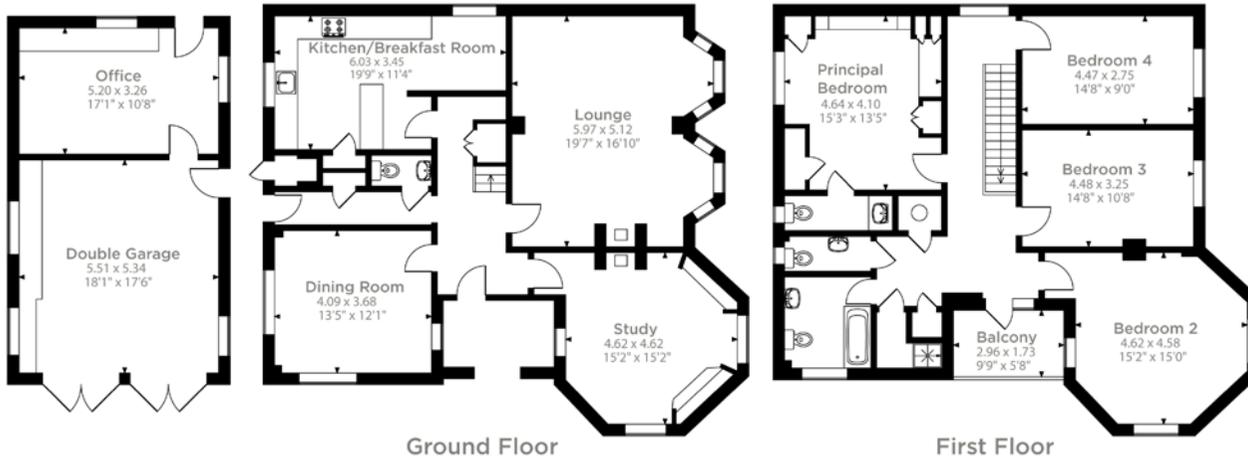
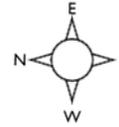
**Local Authority:** West Berkshire Council - 01635 551111

**Council Tax:** Band G

**Directions:** Please use post code RG7 4RZ



**Yew Tree Cottage, 25, Reading, Berkshire**  
**Approximate Gross Internal Area**  
**Main House = 208 Sq M/2239 Sq Ft**  
**Garage/Outbuilding = 46 Sq M/495 Sq Ft**  
**Total = 254 Sq M/2734 Sq Ft**



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59   D
39-54	E		
21-38	F	32   F	
1-20	G		

**Newbury 01635 263000**  
 newbury@carterjonas.co.uk  
 51 Northbrook Street, Newbury, RG14 1DT

**carterjonas.co.uk**  
 Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.