



# davis tate

YEW TREE HOUSE, BLAKES LANE, HARE HATCH, READING,  
BERKSHIRE, RG10 9TB



- No Onward chain
- 5/6 bedroom detached home
- Accommodation approx. 3684sq ft
- Several outbuildings ideal for storage or conversion
- Total plot in excess of 1 acre

Asking Price £2,350,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



## PROPERTY DESCRIPTION

Located on a semi-rural lane close to open countryside and offering a private and mature plot, this substantial home is offered for sale with no onward chain complications. Having been built by the current owner this 3684sqft of accommodation would suit a range of buyers due to the flexibility of the accommodation as well as the substantial outbuildings which could be used as storage or converted to further accommodation.

EPC rating E.



PLEASE NOTE DRONE FOOTAGE OF THE PROPERTY CAN BE SENT ON REQUEST.

## LOCAL INFORMATION

Hare Hatch is a small village to the North-West of Twyford, the village is closely linked with its neighbour Wargrave, which is a charming village set on the banks of the river Thames just 3 miles from Henley-on-Thames and closer still to the local commuter hub of Twyford. There is mainline access to London from Twyford and Wargrave has its own branch line station.



## ACCOMMODATION

Enter via the covered porch into the entrance hall with access to all principal reception rooms and stairs to first floor. A charming 20ft sitting room with fireplace and views across the gardens leads through to a conservatory which makes a great viewing spot of the pool. The first study is at the rear of the property and has a range of fitted storage. The dining room sits adjacent to the kitchen with serving hatch and window to front. The kitchen is fitted with a range of storage units and has space for a table. There is also a sizeable utility room and two downstairs cloakrooms. A second sitting room is located at the further end of the house and offers access to the garden via patio doors as well as a staircase to the first-floor study.

Upstairs there are five designated bedrooms with an en-suite bathroom to the main bedroom as well as family bathroom and the aforementioned second study/ hobby room. Each bedroom offers fitted wardrobes and views across the well-tended gardens.

## OUTSIDE SPACE

Yew Tree House offers a private mature plot in excess of 1 acre. With a range of outbuildings to the front of the plot including double garage with music room above, workshops and additional storage rooms. These could be converted to further accommodation subject to planning permissions etc. To the front to the garages is parking for several vehicles and a sweeping driveway gives access to the front of the property.

There is a huge range of mature trees and shrubs within the well kept gardens along with a vegetable patch and patio areas. The heated outdoor pool is fenced with a pool/changing rooms located nearby.





**LOCAL AUTHORITY and SERVICES**

Wokingham Borough council band H. Oil fired central heating and mains drainage.





## **CONVEYANCING**

We work with DT Conveyancing to help you buy your property with confidence. Your dedicated conveyancer will keep you informed at every stage from start to finish. Making your move a stress-free and straightforward as possible.

## **MORTGAGES**

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate Limited is an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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## **LETTINGS and MANAGEMENT**

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

## **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

## **BUYERS INFORMATION**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

## **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

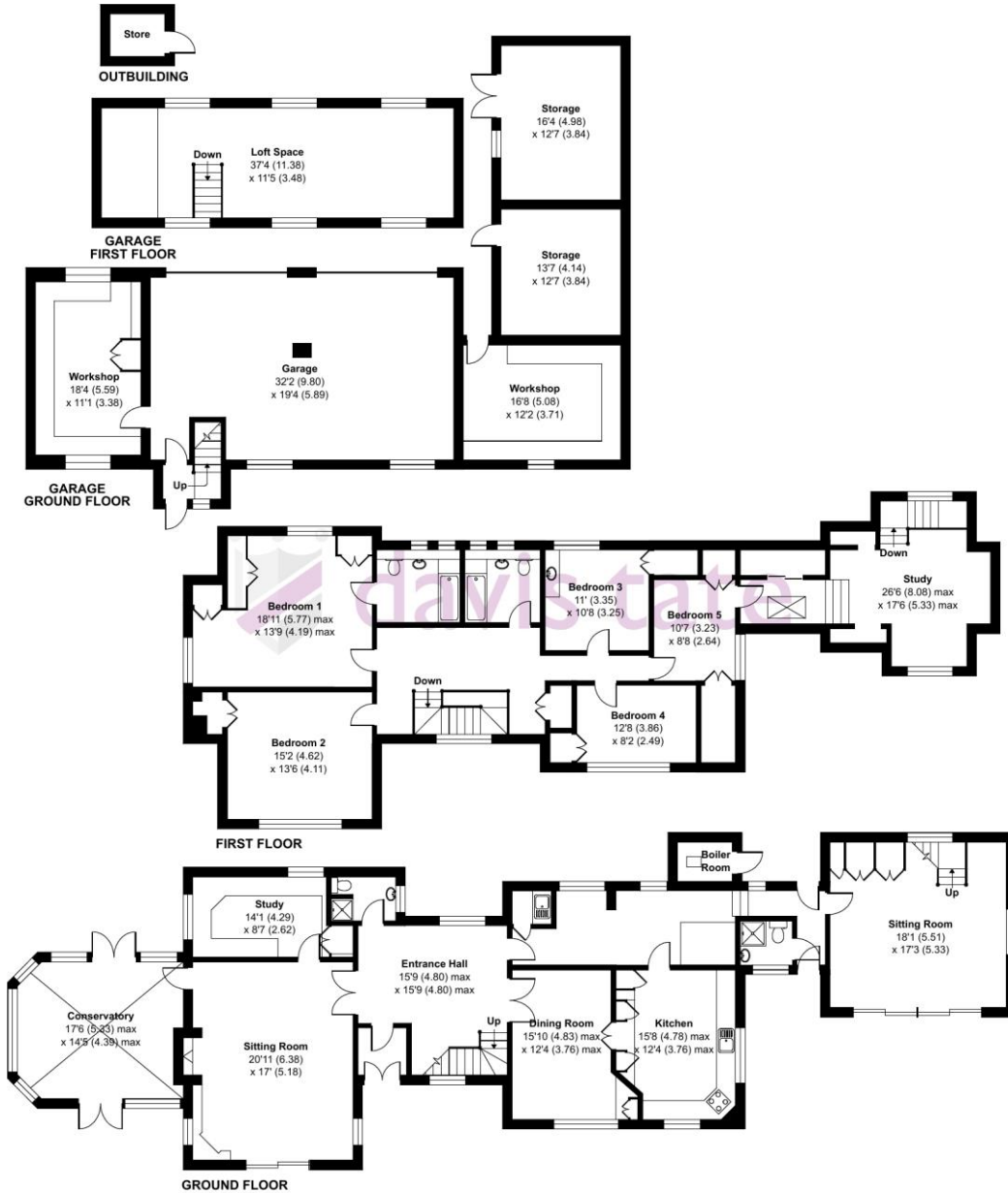
Approximate Area = 3684 sq ft / 342.2 sq m (excludes garage)

Garage = 1921 sq ft / 178.4 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 5631 sq ft / 523.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 993991