



## Appletree Cottage, Beenham Hill, Beenham, Reading RG7 5LS

A beautiful listed (grade II) thatched 'chocolate box' detached cottage with wonderful rural views. Could this be your 'escape to the country'?









## Description

A beautiful listed (grade II) recently re-thatched (in 2020) 'chocolate box' detached cottage with wonderful rural views. Could this be your 'escape to the country'? Four bedrooms, two bathrooms, 0.43 acres, double garage with additional 0.1 acres. There are delightful far-reaching rural views to the South across open fields. EPC Exempt.

## Accommodation

Reception hall or study, sitting room, dining room, country style kitchen, bathroom, second bathroom/utility room, four first floor bedrooms accessed from two separate staircases.









## Local Information

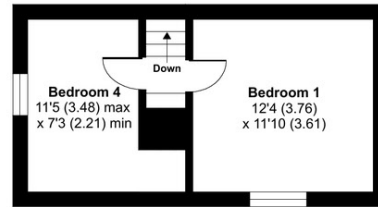
Beenham is a popular Downland village on higher ground to the north of the A4 and the Kennet and Avon canal. Its excellent location has contributed to its ever growing popularity as it combines the attractions of rural surroundings with the economic opportunities offered by its proximity to Thatcham, Newbury and Reading, as well as Aldermaston, Theale and Thatcham railway stations and the A4 and M4, with junctions 12 and 13 both being a short drive away. The village has a school, many local societies, and a popular dining pub. There is a large village Green with playground and many footpaths and bridle ways virtually on the doorstep. There are excellent schools nearby and Beenham is also the home of the wolf trust.



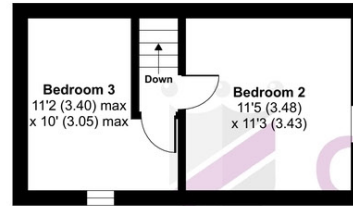
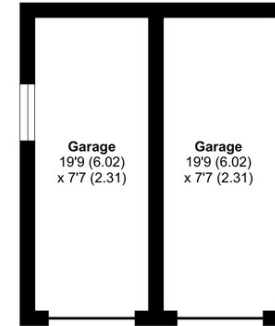


Approximate Area = 1714 sq ft / 159.2 sq m  
Garage = 323 sq ft / 30 sq m  
Total = 2037 sq ft / 189.2 sq m

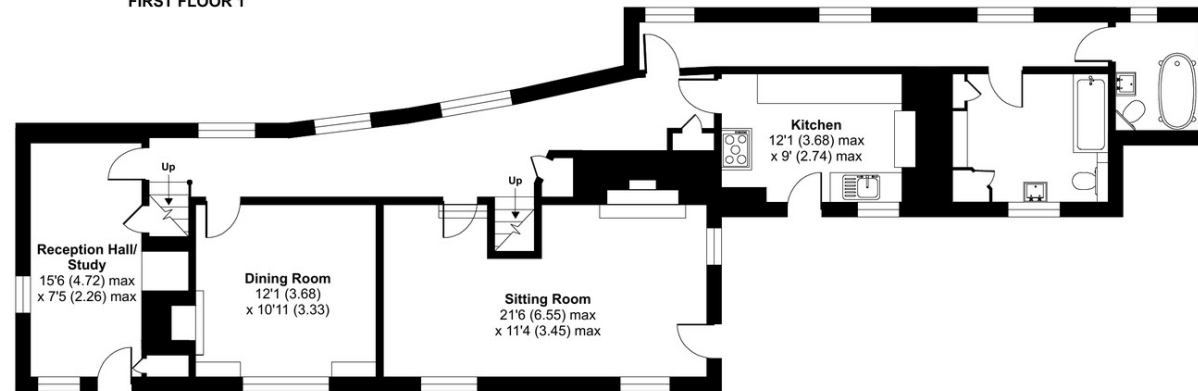
For identification only - Not to scale



FIRST FLOOR 2



FIRST FLOOR 1



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 863074





## Outside Space

The property is set into the edge of a hillside and its elevated position affords it attractive rural views. The delightful gardens extend to over two fifths of an acre with many different areas including terraces and an elevated summer house.

On the opposite side of the road is a further area of land (just over 0.1 acres) that belongs to the property. Here there is a double garage, parking area and extra land behind the garage.

## Local Authority and Services

West Berkshire Council, Newbury - [www.westberks.gov.uk](http://www.westberks.gov.uk)

Council Tax Band E

Mains water and electricity, oil central heating, shared septic tank drainage.





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

BUYER 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.

### Branch Partner

Richard has been heading up the market-leading team at the Pangbourne office for more than 20 years and is looking forward to helping you find your perfect home.



Contact Richard Sutton on **0118 984 5333**  
or email [pangbourne@davistate.com](mailto:pangbourne@davistate.com)