
2 Yattendon Court,
Yattendon, Berkshire, RG18 0UT



STUNNING GROUND FLOOR APARTMENT WITH GLORIOUS VIEWS.

Grand communal entrance hall • Reception hall • Dining/
sitting room • Kitchen/breakfast room • 2 bedrooms
• Dressing room • Bathroom • Shower room • Utility room
• Parking • Garage • Cellar storage • Communal gardens
• EPC rating: E

Mileage

Newbury 8 miles, Reading 12 miles, Pangbourne 6 miles, Heathrow
airport 40 miles, M4 Junction 12 - 5 miles, London Paddington via
Pangbourne from 46 minutes. (All mileages and times are approximate)

Situation

Yattendon is an extremely pretty village in an Area of Outstanding
Natural Beauty. Many of the village houses are still owned by the
Yattendon estate, which means properties in the area are rarely
available.

The village retains a superb character and good local facilities
including a general store and post office, a butcher and greengrocers,
a hairdressers, and The Royal Oak Hotel and restaurant. The
surrounding countryside gives ample possibilities for exploration via
footpaths or bridleways.

Local amenities can be found in Newbury or Pangbourne, which
provide all everyday requirements, while there are many opportunities
for recreational pursuits such as racing at Newbury racecourse,
theatres in Newbury and Bagnor, and many local golf courses.

Description

The property was once the home of the Iliffe family following their move
from Basildon Park. The property was converted approximately 40
years ago in to 14 individual apartments in a unique parkland
setting. The village of Yattendon and the surrounding land are still
largely owned and managed by Yattendon Estates.

Accommodation

Yattendon Court is entered through heavy oak double doors into a
lobby with access to a post room and cloak room. A further set of
double doors opens into a grand reception hall of double height,
panelled and with a stone fireplace and magnificent staircase to the
first floor. 2 Yattendon Court is accessed directly off this reception hall.

The front door to the apartment opens on to a spacious reception hall
with exposed timber floors and giving access to all rooms.



The sitting/dining room benefits from a bay window to the south overlooking the gardens and providing an outstanding view. There is a feature fireplace providing a focal point, while there are also exposed wooden floors and coving to the ceiling. There is a fitted display cabinet and a door in to the kitchen/breakfast room.

The kitchen is fitted with a range of wood fronted floor and wall units, with a breakfast bar in front of the window. Beyond the kitchen there is a utility room with space for a dishwasher and washing machine.

Both bedrooms have French doors on to the terrace where there is a loggia for alfresco dining.

There is plenty of storage with the apartment provided by attic spaces and trapdoor access under floor storage and there is a further cellar storage area

Outside, Yattendon Court is approached through impressive gated pillars and up a long private driveway through mature parkland to the gravelled parking area.

The grounds are a particular feature of the property and include sweeping lawns with specimen trees, a sunken Italian garden with pond and a loggia. The gardens have great views to the south. There is a garage in a separate block together with a car wash area.

Tenure

Leasehold/share of freehold.

Services

Water and drainage, electricity.

Local Authority

West Berkshire 01635 42400.

Directions

From Theale, junction 12 of the M4 - Take the A4 towards Newbury on the Theale bypass, at the roundabout at the end of the dual carriageway, turn right, signposted Pangbourne. Take the first turning on the left to Bradfield and Yattendon. Continue along this road for about 5 miles and before reaching the village of Yattendon, the entrance to Yattendon Court will be seen on the right-hand side. Go through the pillars up the drive and in to the parking area.

From Junction 13 of the M4 - follow the signs to Hermitage and in Hermitage itself, having passed the post office on the left, turn right signposted Yattendon. Proceed through Yattendon past the Church and the School and just after leaving the village, turn left into Yattendon Court and proceed as above.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



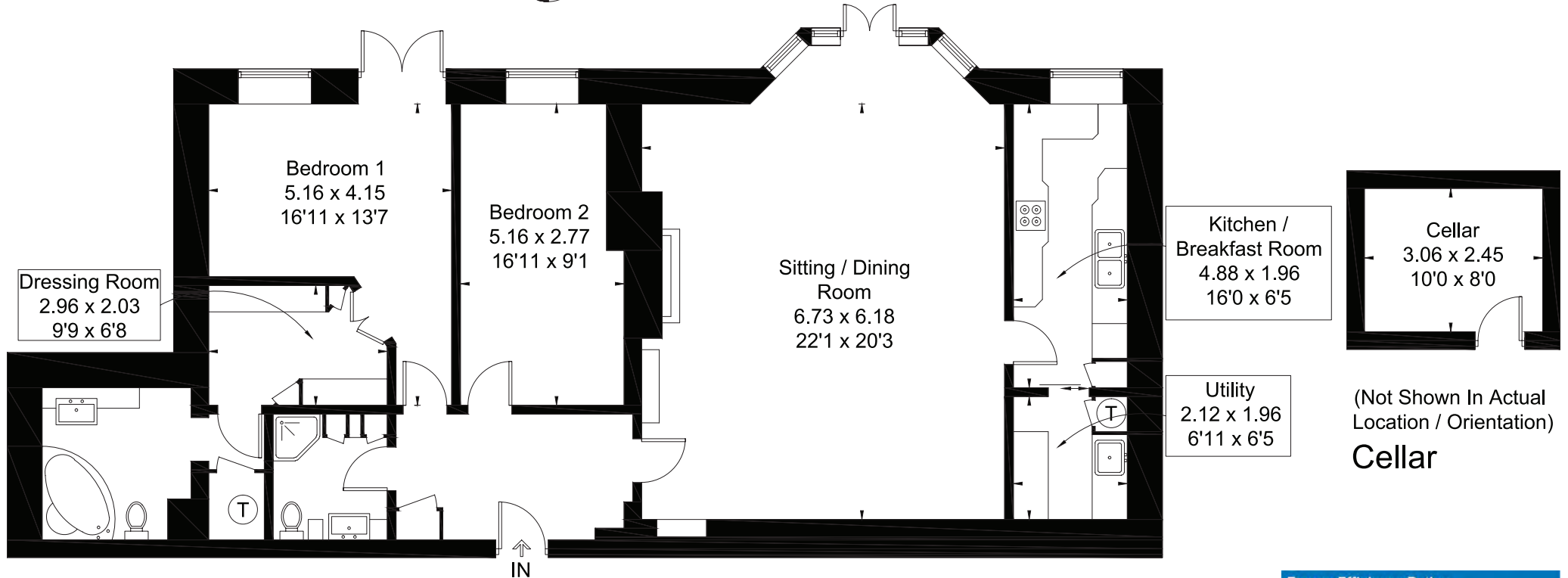
FLOOR PLAN

Gross Internal Area (approx)

125.5 sq m / 1351 sq ft

Cellar = 7.6 sq m / 82 sq ft

Total = 133.1 sq m / 1433 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	