



Hill Cottage • School Lane • Frilsham • Berkshire

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Pangbourne village & train station 7 miles • Newbury 20 minutes • M4 (junc 13) 5 miles

• Thatcham train station 6 miles
(all distances/timings approximate)

A charming 4 bedroom detached cottage, enjoying magnificent views.
Within the catchment area for The Downs School. Set on a peaceful lane, this is a splendid family house.

2,249 sq ft / 209 m²

Gardens & Grounds extending to 0.28 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A charming early Victorian era detached 4-bedroom cottage, set on a peaceful lane with magnificent far-reaching views across the length of the rear boundary.

Hill Cottage is a splendid family house, in excellent order throughout. There is tremendous potential to further increase the accommodation of the existing building both to the rear and side (subject to LAPP).

This area is noted to be of outstanding rural beauty and tranquillity, scenically beautiful with rolling pastureland and woodland. Across the lane there are many footpaths and bridle ways.

A short distance by car is Yattendon village, which has the famous Country House Hotel & Restaurant; The Royal Oak, a very useful and comprehensive village store, with a post office, garage, and café.

Special features:

- Large sitting room enjoys the full benefit of the wonderful views, with double aspect windows and access to the garden room, which has French doors opening onto the gardens
- Family room with polished oak floor, double aspect windows, brick fireplace fitted with wood burning stove and oak mantel over. French doors open to the rear gardens and terrace
- Study/music room directly overlooks the garden



- Fully fitted kitchen/dining room with original open fireplace, pretty cream painted units to include a Neff 4 ring ceramic hob with extractor over, Neff double oven with grill, plumbing for dishwasher, wide work surfaces, door to rear lobby with access to rear gardens
- Utility room with plumbing for washing machine and vent for tumble dryer
- Reception hall has polished wood block flooring
- Staircase leads gracefully from inner reception hall to the first floor with windows overlooking the front garden and a galleried landing
- All the bedrooms are doubles with fabulous views of the surrounding countryside. They are light and spacious. 3 have fitted wardrobes/cupboards, and the 4th has room for these to be fitted. Bedrooms 1 and 2 has each have a double aspect
- Family bathroom has been refurbished with a shower fitted over the bath area
- Luxury ensuite to bedroom 1, with a large walk-in shower

Summary of accommodation: Entrance porch, entrance lobby, cloakroom, family room, reception hall, kitchen/dining room, utility room, study/music room, sitting room, garden room, ensuite to bedroom 1, family bathroom. Detached single garage.



Gardens: Mainly laid to lawn, with mature shrubs and trees, fruit trees, thick hedges giving privacy, side access gate to the lane. Traditional style timber greenhouse. Log stores. Single detached garage. Large forecourt with parking for a number of cars, secured by a 5-bar gate.

Gardens & Grounds extending to 0.28 acre (approx.)

Schools: Frilsham is within the catchment area for the highly sought after The Downs School at Compton, and the highly regarded Yattendon Primary. Within easy driving distance of Harriet House Montessori School, Brockhurst & Marlston House Schools, Bradfield College, Pangbourne College, St Andrew's Preparatory School, Cranford House, Moultsford Preparatory, Elstree, St Gabriel's Girls School and Downe House Girls School.

Local facilities: Frilsham lies in an Area of Outstanding Natural Beauty close to the Berkshire Downs with a wonderful network of footpaths and bridleways.

The renowned Pot Kiln gastro pub/restaurant is within easy walking distance.

Many facilities for Frilsham residents are available at the neighbouring village of Yattendon which has an active local community, and some excellent facilities.

Yattendon has the famous Country House Hotel & Restaurant; The Royal Oak, The Village Stores and Post Office, which sells a wide range of convenience foods for

local residents including produce from Vicars Game, West Berkshire Brewery and The Wineman. There is also a café, garage and a popular tennis club.

Directions: From the centre of Yattendon village, opposite St Peter & St Paul Church turn into Church Lane. At the junction turn left into Chapel Lane, and follow over the M4 motorway.

Turn first right, signposted Frilsham into Coach Hill, proceed towards the end of this lane, turning left into School Lane, signposted Hermitage. Hill Cottage will be found on the right-hand side just before a property called Manderley.

Post Code: RG18 9XB

What3words: blotchy.exile.lilac

Tenure: Freehold

Services: Mains water & drainage, electricity, and oil-fired central heating. High speed Gigaclear full fibre broadband fitted.

EPC Rating: E

Local Authority & Council Tax Band: West Berkshire, Band G

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.



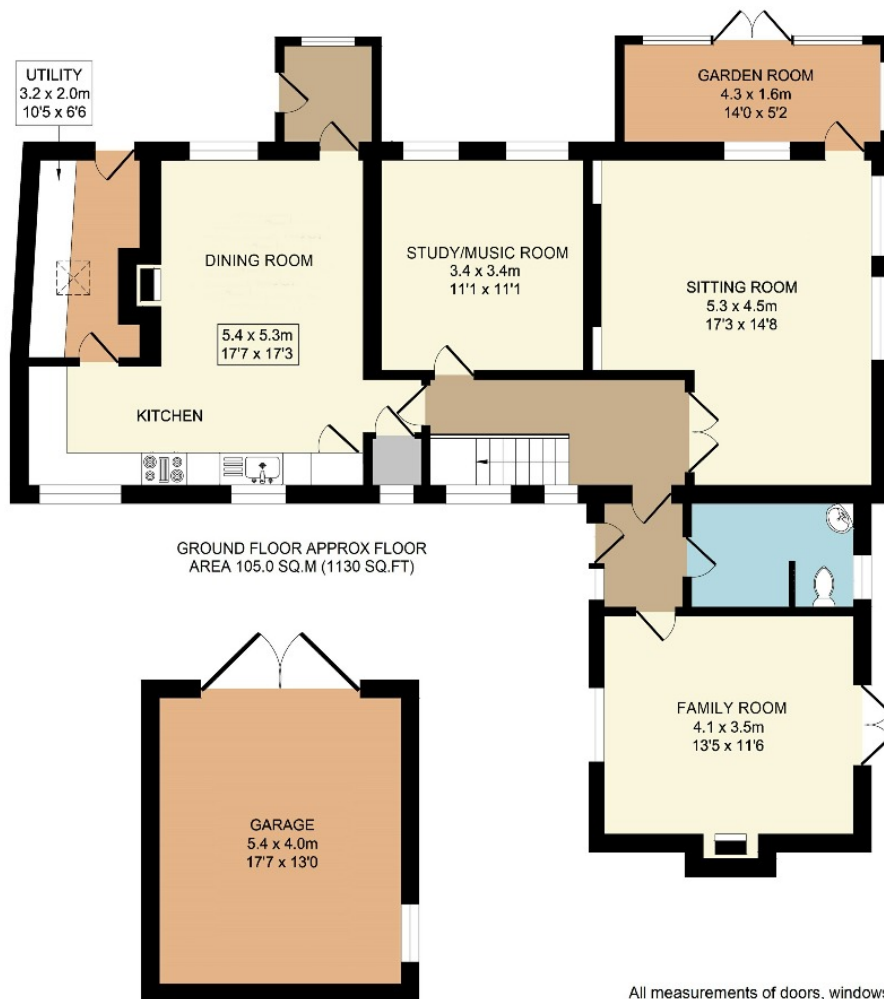


Vendors library Photo



Wonderful views





GROUND FLOOR APPROX. FLOOR AREA 105.0 SQ.M. (1130 SQ.FT.)

GARAGE APPROX. FLOOR AREA 21.0 SQ.M. (226 SQ.FT.)



FIRST FLOOR APPROX. FLOOR AREA 83.0 SQ.M. (893 SQ.FT.)

TOTAL APPROX. FLOOR AREA 209 SQ.M. (2249 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk

Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

No. 1 Station Road,
Pangbourne,
Berkshire, RG8 7AN

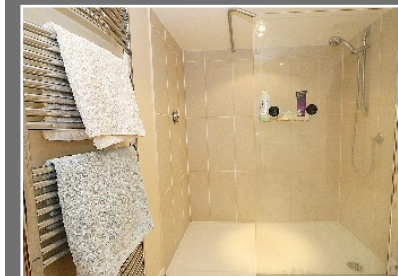
0118 984 2662
info@singletonanddaughter.co.uk

Websites:

singletonanddaughter.co.uk
rightmove.co.uk
onthemarket.com
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London Office:

Cashel House,
15 Thayer Street,
London, W1U 3JT



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Note: Some photos have been
provided by the vendors



OnTheMarket.com



1 Station Road, Pangbourne, Berkshire, RG8 7AN

0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk

London Office : Cashel House, 15 Thayer Street, London W1U 3JT