



Yew Tree Cottage • Purley Rise • Purley-on-Thames

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A splendid opportunity to acquire this period detached 1 bedroom cottage, with a large detached barn and set in spacious gardens with enormous potential to create further accommodation.

Pangbourne 1 mile • Reading 4 miles • Tilehurst train station 1.5 miles
(all distances/timings approximate)

Main house 906 sq ft / 84 m²

Barn 628 sq ft / 58 m²

Total: 1,534 sq ft / 142 m²

(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Yew Tree Cottage was built in the 1780s, substantially constructed of brick and flint under a thatch roof, which has been restored, to include a new ridge in Spring 2024. The barn gives plenty of opportunity for conversion to add 2 bedrooms, bathrooms and sitting room/breakfast room (lapsed planning – see note). Both the cottage and barn are Grade II listed.

This is a unique and luxurious cottage, designed to be used by two people, but the possibilities are endless for the barn to include extra accommodation if so required.

The property stands on high ground, with views to the Chiltern hills in the distance, across the Thames Valley. There are many nearby footpaths giving wonderful countryside walks.

The property is located within easy access of the train station, Waitrose supermarket, and only a short drive from Pangbourne, with its many amenities, riverside pubs, restaurants, and shops.

Special features:

- The cottage lies well back from the road with the barn further back still. Vehicular entrance for vehicular parking, is from Beech Road, to the rear
- Kitchen has stone flagged flooring, granite working surfaces, a built-in breakfast table and seating. Gas hob, electric oven, washing machine, dishwasher, fridge freezer, and drinks fridge
- Sitting room and Dining room are flag stoned, with electric underfloor heating in the sitting room, and both have a fine example of knapped flint and beam



- fireplaces, one fitted with a gas fuelled wood burner, the other with a Victorian style coal effect gas fire
- Amdega summer house/office has power & would make an excellent place to work
- Pretty 4 point compass mosaic in the entrance hall
- Approx. 25 years ago, Beech Road and the surrounding houses were constructed, yet Yew Tree Cottage has remained an oasis to the period of its construction
- Over the years the property has been rewired and replumbed
- Yew Tree Cottage was part of the Purley Park Estate which in 1920 was broken up and sold off. At this stage there were 2 first floor bedrooms, but since then by planning permission granted in 2010, this has been converted to one bedroom, a large dressing room, and a spacious, high quality ensuite bathroom

Note. Planning permission granted in 2010 for application no. 09/02453/LBC for the 1st floor bathroom to the cottage, and barn conversion from storage into 2 beds, bathroom, sitting room and cloakroom. Some of these works have been completed, but a purchaser will need an application to the planning department of West Berkshire for reinstatement.

Summary of accommodation: Sitting room, dining room, kitchen/breakfast room, bathroom to ground floor. Bedroom with dressing room and ensuite bathroom. Large detached barn. Summer house.



Gardens: Gardens surround the property, and have been maintained with care. With shrubberies, rose beds, herringbone brick path, well-maintained lawns, ancient yew tree over a sitting area, pretty ornamental pond. There is an Amdega summer house/office with electricity.

Local facilities: Purley-on-Thames has a thriving and active community and is perfectly situated to enjoy the best of the River Thames and surrounding countryside, whilst giving excellent transport links with shops and amenities nearby. There is a marina in Purley-on-Thames for the boating enthusiast, a cricket ground, and lovely walks to be enjoyed nearby.

Tilehurst train station is not far, giving fast train connections to London Paddington and Reading. Reading town centre is 5 miles, with a bus route via the Oxford Road to Reading and neighbouring towns and the M4 Junction 12 at Theale is just 4.5 miles (all distances are approximate). Within a few minutes driving distance, is an excellent Waitrose.

Pangbourne is only a short distance down the road by car and has a fantastic selection of specialist shops including a fine butcher, a cheese shop, organic farm shop, doctors and dental practices, pubs, and restaurants.

Local schools: There are many schools within the local area, to include Denefield secondary schools, Purley and Pangbourne primary schools and, in the private sector Pangbourne College, Bradfield College, The Oratory School, St Andrew's Prep, Cranford House, Downe House – all within easy driving distance.

Directions: Upon entering Purley from Pangbourne, at the Merit tyre shop on your left, turn right, proceed up Beech road, as the road bends to the right, turn in by #42 and beside this is the driveway to Yew Tree Cottage.

What3words: fixed.quick.first

Post Code: RG8 8AJ

Tenure: Freehold

Some material information to note:

Mains water, mains electrics, mains drainage, mains gas.
Landline available. Broadband supplied through Virgin Media.
The property and the barn are Grade II listed. The cottage has a thatched roof.
The property has driveway parking for 5 cars. The property is not in a conservation area. There are no listed TPOs. The government portal states this is within flood zone 1 and has a low probability of flooding from rivers and the sea.

EPC Rating: n/a

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

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





Dudley
**Singleton
& Daughter**
The Country Agent



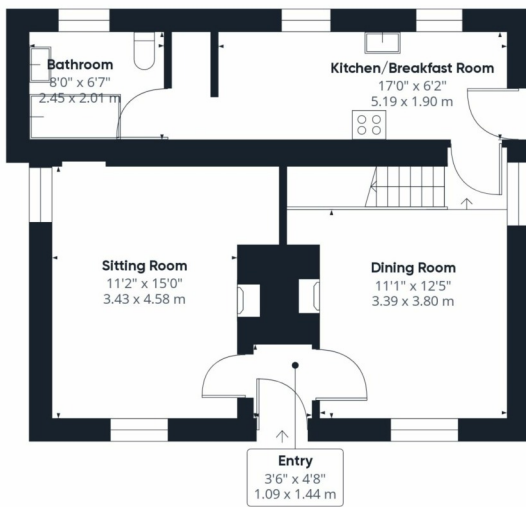
Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

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

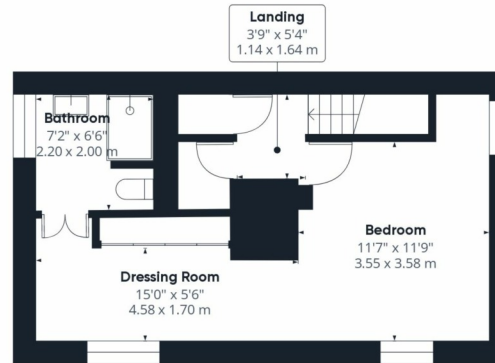
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Floor 0 Building 1



Approximate total area⁽¹⁾

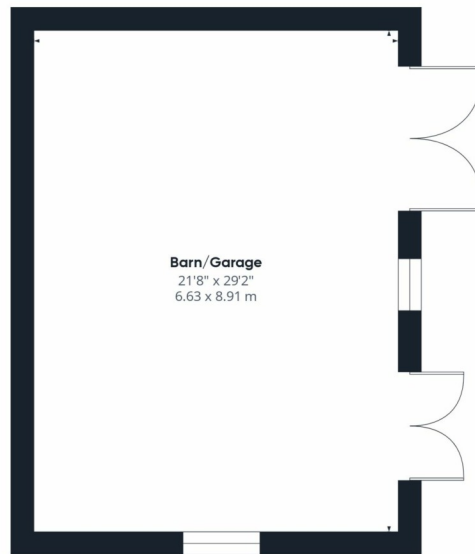
1534.5 ft²
142.56 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 0 Building 2

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