



Shepherd's Cottage • Wyld Hill Court • Hampstead Norreys



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Property is let unfurnished

A unique and charming 2-bedroom cottage, located in a splendid setting, overlooking rolling fields. Set on the edge of this sought-after semi-rural village.

Shepherd's Cottage is a single storey property, full of character, within walking distance of the village centre, with its range of amenities.

There is a large kitchen/dining room, with windows overlooking the fields. The kitchen is fitted with a wood burning Rayburn cooking range which also heats this area. Additionally, there is a 4-ring ceramic hob, electric oven, dishwasher, fridge, freezer, plumbing for a washing machine, space for a tumble dryer, and plenty of storage. A kitchen table and chairs are provided if required.

The sitting room will easily accommodate a large L-shaped sofa, and has an electric wall mounted fire. The modern bathroom is well fitted with a separate walk-in shower and a small bath. Both bedrooms are doubles. There is also a covered garden room, offering extra space, especially for entertaining, with excellent views over the countryside.

Double glazed throughout, with electric storage heaters in each room (excludes the garden room). Gigaclear high speed fibre broadband is connected.

The cottage is within walking distance of the fantastic village community shop, café, and hair salon. There is a large village hall with excellent facilities, a football pitch, a cricket pitch, and children's play area. Hampstead Norreys is noted for its wonderful village pub; The White Hart, serving good food. The village also hosts the Good Life Hub, a fabulous shared office and co-working space.

**Summary of accommodation:** Kitchen/dining room, sitting room, 2 double bedrooms, bathroom, garden room.

**Gardens:** Large, easy to maintain gardens. Off road parking for 3 cars.

**Local facilities:** Hampstead Norreys is a small picturesque village in an Area of Outstanding Natural Beauty amidst the lovely Berkshire Downs. The Icknield Way offers very pretty walks and runs to Goring and Streatley. It is noted for its wonderful village pub, The White Hart, serving good food.

There is a large village hall with excellent facilities, looking out over a football pitch, a cricket pitch and children's play area.

Hampstead Norreys is positioned with convenient road links to the A34, M4 and A4. Heathrow airport is an hour's drive. There is a choice of train stations within easy reach: Goring, Didcot, Pangbourne, Thatcham and Theale. It is a short drive from the market town of Newbury with its excellent shopping centre, leisure facilities and the well-known Newbury Racecourse.

For extra shopping and amenities, Pangbourne village is 10 minutes' drive.

**What3words:** cakewalk.patrol.windpipe

**Post Code:** RG18 0TN

## Some material information to note:

Gigaclear high speed broadband is connected. Mains electrics (PAYG meter managed online), mains water, private drainage.

Electric storage heaters in each internal room.

The property has off-road driveway parking for 3 cars.

**EPC Rating:** E

**Local Authority & Council Tax Band:** West Berkshire, Band D

**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](mailto:info@singletonanddaughter.co.uk)

## Tenancy Information:

The following are permitted payments which we may request from you: a) The rent. b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme c) A refund-able holding deposit (to reserve a property) capped at no more than one week's rent. d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher. e) Payments associated with early termination of the tenancy, when requested by the tenant







Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.



f) Payments in respect of utilities, communication services, TV licence and council tax; and g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement.  
Please advise us if you believe you have an adverse credit history which could include CCJ's prior to referencing.  
Dudley Singleton & Daughter are members of the Property Ombudsman. Client money is protected.



**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the landlords of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the landlords. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective tenants are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the rental. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose.





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