



The Brackens • Frilsham • Berkshire

The Brackens • Frilsham • Berkshire

A well-maintained 4 bedroom detached bungalow, set in a very peaceful Location on a quiet no-through lane, in a very pretty and sought-after village.

1,151 sq ft / 107 m²
(all measurements are approximate)

Pangbourne village & train station 7 miles • Newbury 20 minutes • M4 (junc 13) 5 miles • Thatcham train station 6 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





A solidly constructed and well-maintained 4 bedroom detached bungalow, set in a very peaceful location on a quiet no-through lane. With a carport to one side, which gives an opportunity for possible extension subject to LAPP.

The Brackens is very secluded and private to both the front and rear, has been well-maintained, and is in good order throughout. Beechfield Lane is within walking distance of the village recreation ground, with well-equipped play area and football pitch and a hall, which provides a focal point for the community.

Frilsham is a small West Berkshire village, in the valley of The Pang, a village surrounded by woods and meadows, within the North Wessex Downs Area of Outstanding Natural Beauty. This is a unique and spectacular landscape that includes tranquil open downland, ancient woodland, and chalk streams.

A short distance by car, or a nice walk away, 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, hairdressers, garage, and café.

Special features:

- Air source heat pump for central heating and hot water
- Sitting room has an open fireplace, with a dining area to one end
- 4 rooms are used as bedrooms, the central bedroom has sliding doors accessing the rear garden, which could be used as a play room or dining room

- All 4 bedrooms have fitted wardrobes
- Kitchen has an extensive range of high-and low-level modern cupboards and drawers, with 1½ bowl sink, room for washing machine, Creda cooking unit with 4 ring ceramic hob with grill and ovens under, window overlooking the side, door giving access to the exterior
- Solar panels to roof provide 3.92kw, and have generous FIT payments to autumn 2026
- Most windows and side door have been replaced with primary double glazing, others have secondary double glazing
- Highly insulated throughout
- Access to the rear garden on one side of the house

Summary of accommodation: 4 bedrooms, kitchen, sitting room, bathroom, WC.

Gardens: Very secluded and private to front and rear. Rear garden laid to lawn, bounded by high hedges and fruit trees with well-maintained lawn, garden store and workshop. 44' w x 42' deep. Front garden 48' back from the lane and 44' wide (approx.), part laid to lawn, with shrubberies and fruit tree, concrete drive with parking for a number of cars. Single car port.

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, Elstree, Bradfield College, Pangbourne College, St Andrew's Prep School, St Gabriel's Girls school and Downe House.

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, as is the Taproom at the Renegade Brewery.

Many facilities for Frilsham residents are available at the neighbouring village of Yattendon which also 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 quality foods for local residents including produce from Vicars Game, Renegade Brewery and The Wineman. There is also a café, garage, and a popular tennis club. Yattendon & Frilsham have many joint activities, including tennis, cricket, football clubs, and a very successful village fete.

This area is noted to be of outstanding rural beauty and tranquillity, scenically beautiful with rolling pastureland and woodland, with many footpaths and bridleways.

Post Code: RG18 9XD

What3words: sports.websites.landlords

Tenure: Freehold

Note. The property is on a private road in shared ownership. Each property owns the section of road outside their house. It is managed by a residents' association with a current annual contribution of £120 (correct as of summer 2025).

Some material information to note:

Air source heat pump for central heating & hot water

Mains electricity, water, and drainage

Driveway parking and a single car port

Accessibility; step free access from the street to the inside of the property

Gigaclear high speed broadband connected FTTP

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

This is a low-risk flood area

Property construction is brick under a tiled roof

It is not within a conservation area

It is not a listed building

There are no Tree Preservation Orders

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating: C

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

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

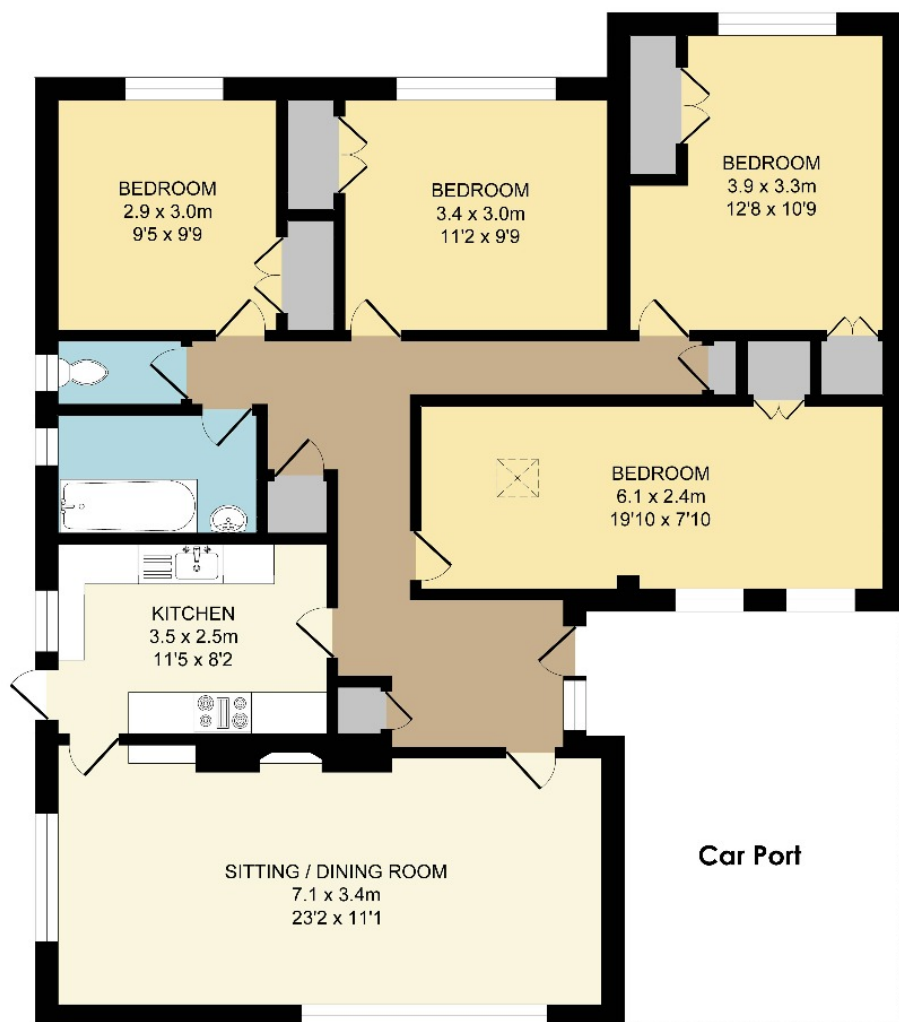




Dudley
**Singleton
& Daughter**
The Country Agent



TOTAL APPROX. FLOOR AREA 107.0 SQ.M. (1151 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



IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors 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 purchasers, 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 vendors. (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 purchasers 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 sale. 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 purchasers 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 Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers 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. The buyer is advised to obtain verification from their Solicitor or surveyor.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office: 41-43 Maddox Street, Mayfair, London W1S 2PD