



Everington Cottage • Yattendon • Berkshire

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An outstanding 5 bedroom, 4 bathroom, detached country house, set in magnificent grounds extending to three quarters of an acre, located just outside Yattendon. The whole of the property enjoys wonderful views over the gardens, and lots of privacy.

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3,219 sq ft / 299 m<sup>2</sup>  
(all measurements are approximate)

Yattendon village 1 mile • Hampstead Norreys 1.5 miles • Pangbourne 7 miles • Newbury 8 miles • M4 (j. 13) 5 miles  
(all distances/timings approximate)

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Your attention is drawn to the important notice on page 7





Everington Cottage is unusually spacious with excellent ceiling heights throughout. Late Victorian and valuably unlisted, constructed in the 1890s with some much later additions.

Situated between and Yattendon and Hampstead Norreys, two highly sought-after villages which both have village shops, excellent pubs, to include the famous Country House Hotel the Royal Oak in Yattendon, which has a pub and restaurant. There are primary schools and leisure facilities to include football pitches, tennis courts, cricket greens, a gym and pilates studio.

#### Special features:

- Excellent ceiling heights throughout
- The wonderful gardens featuring both formal and informal gardens
- The generously proportioned drawing room which overlooks the gardens, with an open fireplace and Jetmaster fire and the original pine parquet floor
- Kitchen/breakfast room has been recently refitted to a very high standard with plenty of room for a large table. French doors lead directly to the rear terrace and gardens.
- Kitchen is fitted with a Leisure Cookmaster range with five rings, two ovens, grill and warming drawer, a fitted microwave, large China cupboard, dishwasher, and wine cooler. The work surfaces are in golden highly polished oak
- Reception hall has highly polished pine parquet flooring and an understairs broom cupboard

- Sitting room/study has a wood burning stove and windows overlooking the side gardens
- Reception hall has highly polished pine parquet flooring and an understairs broom cupboard
- Principal bedroom has a dressing room, ensuite shower room, and a balcony with views over the rear gardens
- Three further double bedrooms and a single bedroom, currently used as a laundry room, with potential to knock through and create a feature bathroom.
- All bedroom have extensive under eaves storage
- Four bathrooms/shower rooms in total
- Much of the house has the original wooden floors, restored and polished
- Utility/boot room, with plumbing for washing machine and door to side garden
- The sitting room or study could be used as a bedroom, which is adjacent to the downstairs cloakroom and separate shower

**Summary of accommodation:** Reception hall, drawing room, sitting room/study, family/dining room, garden room, kitchen/breakfast room, pantry, 2<sup>nd</sup> study, utility, cloakroom, ground floor shower room. First floor; Principal bedroom with dressing room and ensuite, 3 double bedrooms, 1 single bedroom, two family bathrooms. Detached double garage.

**Gardens:** The formal gardens have an abundance of rose trees, fine perennials and mature shrubs, an oak-constructed rustic pergola, well-maintained lawns,



timber-constructed garden store with windows, plus cold frames for raising or protecting plants. Vegetable and fruit gardens, and several productive fruit trees. A dovecot. Rear gardens are bounded by open fields on one side and is fully fenced/secure for pets. The brick and flint wall divides the formal garden from the informal gardens, which has an attractive duck pond. Rear stone laid terrace with plenty of room for summer entertaining, dining, plus a built in barbecue. Entrance drive secured by electric gates with lots of parking and a detached double garage electric roll up door, side door, power and light.

**Local facilities:** Yattendon village has the famous Royal Oak Country House Hotel & Restaurant, and an important focal point of village life at Yattendon; the Pantry café and caterers, the Village Stores and Post Office, providing a wide range of products, including produce from Vicars Game, and Renegade Brewery. The village has a thriving community and a popular tennis club. A converted farm building on the edge of the village, houses a brewery with Taproom, gym, pilates studio, and local businesses including an interior decorator.

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, cricket pitch & children's play area. The Living Rainforest and Bucklebury Farm & Deer Safari Park are nearby.



Everington Cottage 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: Pangbourne, Goring and Thatcham. It is a short drive to Newbury with its excellent shopping centre, leisure facilities and racecourse.

**Schools:** The property is within the catchment area for the highly sought after "The Downs" School at Compton and is a couple of miles from the highly regarded Hampstead Norreys C of E Primary School. Within easy driving distance of Bradfield College, Pangbourne College, St Andrew's Prep, Cranford School, Moulsoford Prep, Elstree, St Gabriel's Girls School and Downe House Girls School.

**Post Code:** RG18 0UD

**Tenure:** Freehold

**Directions:** From Everington Lane, there are two gates, please drive towards the left-hand gate and open the gates with the press button.

**General:** Mains electricity.

Shared septic tank drainage.

Oil fired central heating – boiler was new in 2025.

Shared bore hole water supply.

Broadband – Starlink. Gigaclear connection available.

The construction is of brick under a tiled roof.

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

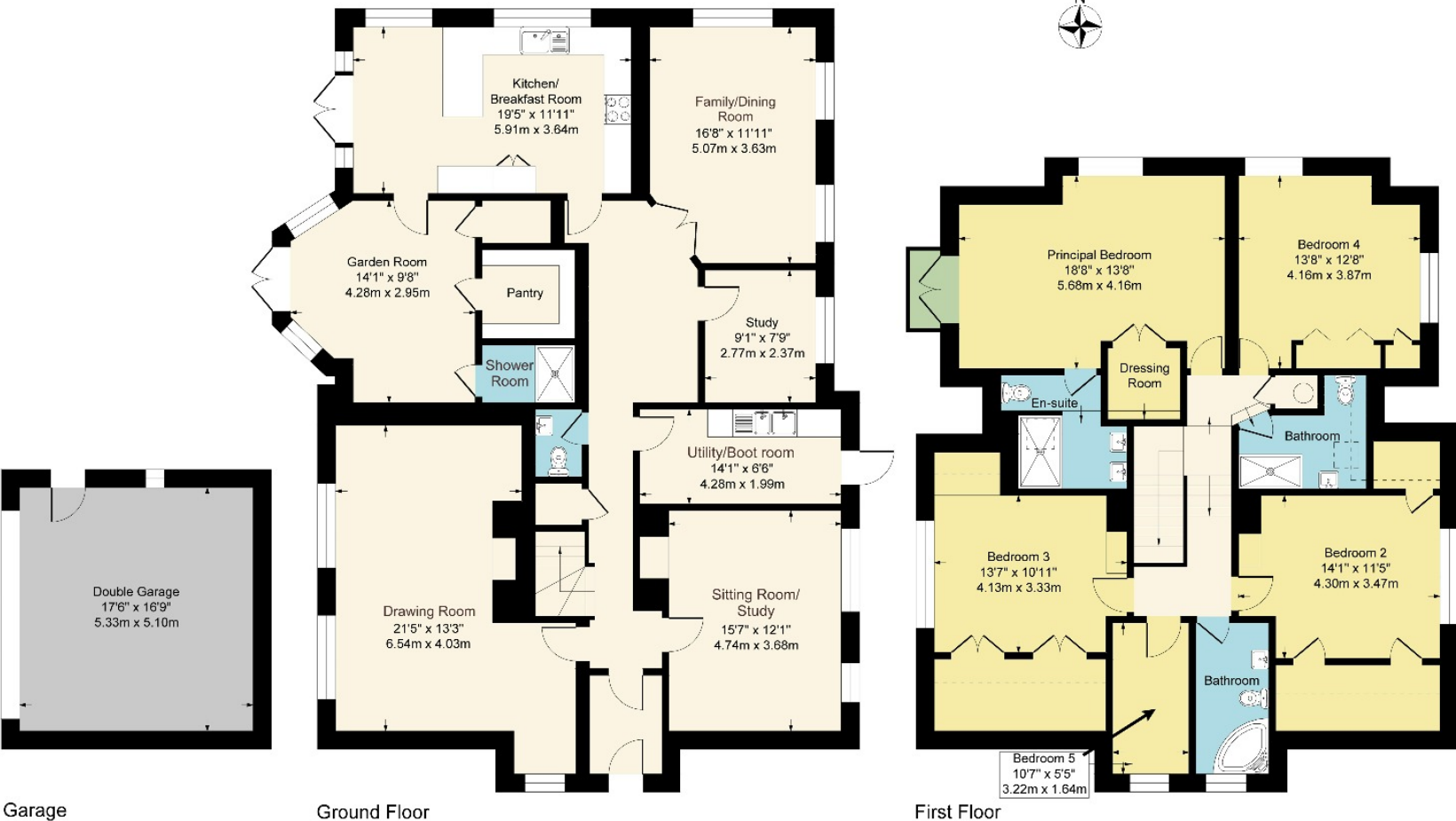




Approximate Gross Internal Area = 2926 sq ft - 272 sq m

Garage Area = 293 sq ft - 27 sq m

Total Area = 3219 sq ft - 299 sq m



EPC Rating: E

Council Tax Band: West Berkshire, Band F

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



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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