

MID ACRE • BURNT HILL • YATTENDON • BERKSHIRE



Dudley
**Singleton
& Daughter**
The Country Agent

Mid Acre • Burnt Hill • Nr Yattendon • Berkshire

Pangbourne village & train station 4 miles • M4 (junction 12) 5 miles • Newbury 7 miles
• Reading 10 miles • Heathrow 45 minutes' drive
(all distances/timings approximate)

A splendid and spacious 4/5 bedroom country house of character, idyllically positioned on a peaceful, sleepy country lane just outside Yattendon village.

4,329 sq ft / 402 m²
Gardens and grounds extending to 0.44 acre
(all measurements are approximate)

Gigaclear super-fast broadband connected

Your attention is drawn to the important notice on page 7





A splendid and spacious 4/5 bedroom country house of character, idyllically positioned on a peaceful, sleepy country lane just outside Yattendon village. Enjoying pretty views over land owned by Yattendon Estate and situated in an Area of Outstanding Natural Beauty with lots of footpaths and bridle paths.

The house has unusually spacious family accommodation, with lots of character created by the use of oak beams to the high ceilings, reclaimed materials from properties of older periods, to include pine panelled doors, and a number of substantial naturally polished timber framed doors.

The gardens have high hedges and trees to the boundaries giving seclusion. A very large stone terrace runs the width of the property, accessed through French doors from both the kitchen/breakfast room and the drawing room.

There is a fully fitted cinema room with a ceiling mounted projector, pull-down screen and a surround sound system, this room can also be used as a 5th bedroom as it has an ensuite shower room.

Easy driving distance to the famous period village of Yattendon with its fantastic village shop, hairdressers, and the acclaimed Royal Oak Country House Hotel, restaurant and bar.

Special features:

- The kitchen/breakfast room is the hub of the house. Fully fitted with extensive range of high-and low-level cupboard and drawer units, with a breakfast bar at

one end and a good-sized dining area that might easily seat 6 to 8 people if required

- The kitchen area is fitted with a twin butlers sink, pale green granite work surface, a Leisure range unit with two ovens, warming drawer, grill with ceramic 5 ring hob with warming plate, glass splashback and extractor over, fitted dishwasher, larder units, wicker basket vegetable racks, two glass and china display units. Primary double glazed French doors open out from the kitchen onto the large summer dining terrace
- The reception hall is large with oak flooring, and an oak staircase with balustrade rising gracefully to the large first floor galleried landing with an electric coal effect fire
- The drawing room has a large open fireplace with a raised hearth, fitted with wood burning stove with bressemer beam across and exposed old red brickwork. French doors open onto the rear sun terrace
- The dining room also has a pretty exposed brick open fire place fitted with wood burning stove and a door giving side access to the exterior
- All the bedrooms are of double size, bedroom 1 is spacious with a walk-in wardrobe, an ensuite shower unit of recent design and fitting. The family bathroom is also a very good size and has both a bath and shower with travertine tiled flooring
- Bedroom 2 is separated into two areas, with a double bedroom and alcove used as a study area and a large dressing area



Summary of accommodation:

Ground floor: Reception hall, cloakroom, utility room, kitchen/breakfast room, drawing room, cinema room/bedroom 5 with ensuite shower, study/play room.

First floor: 4 bedrooms, large family bathroom, ensuite shower to bedroom 1, bedroom 2 has a dressing room study area.

Double garage with workshop area.

Gardens: There are high hedges and trees to the boundaries giving seclusion, overlooking Yattendon Estate to the front and to the whole length of the side boundary. The rear garden is mainly laid to lawn, with a large sun terrace and an attractive bamboo summer house with seating. Tool store/ garden machinery store to the rear of the garden.

To the front there is a very large gravelled parking area with turn around area, and further parking to the side of the property. The property is accessed by imposing entrance columns each side of the entrance to the driveway.

Gardens & Grounds extending to approx. 0.44 acre.

Local Facilities: Yattendon village has the famous Country House Hotel & Restaurant; The Royal Oak, and what is now one of the most important focal points of village life at Yattendon; The Village Stores and Post Office, providing a wide range of convenience foods for local residents including produce from Vicars Game, West Berkshire Brewery and The Wineman. Yattendon has a thriving community and a popular tennis club.

For extra shopping and amenities, Pangbourne village is 10 minutes' drive and has a fabulous selection of award-winning specialist shops, restaurants, riverside pubs, a health centre, dentists, hairdressers and a train station giving a fast train service connection to London Paddington.

Schools: Yattendon 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 Bradfield College, Pangbourne College, St Andrew's Preparatory School, Cranford House, Moultsford Preparatory, Elstree, St Gabriel's Girls School and Downe House Girls School.

Directions: From the offices of Singleton and Daughter turn left, over mini roundabout turn first right at St James the Less church. Follow the sign posts for Yattendon, before you get to Yattendon there is a turning on the left called Scratchface Lane and a bus stop, do not turn left here, take the next turning left which is signposted Stanford Dingley and the property will be found after the Christmas trees on the left-hand side. Mid Acre is a cream painted house with imposing cream painted rendered columns either side of the entrance.

Post Code: RG18 0XD

Tenure: Freehold

Services: Mains water & drainage, electricity, oil fired central heating, Megaflo tank.
Gigaclear super-fast broadband connected

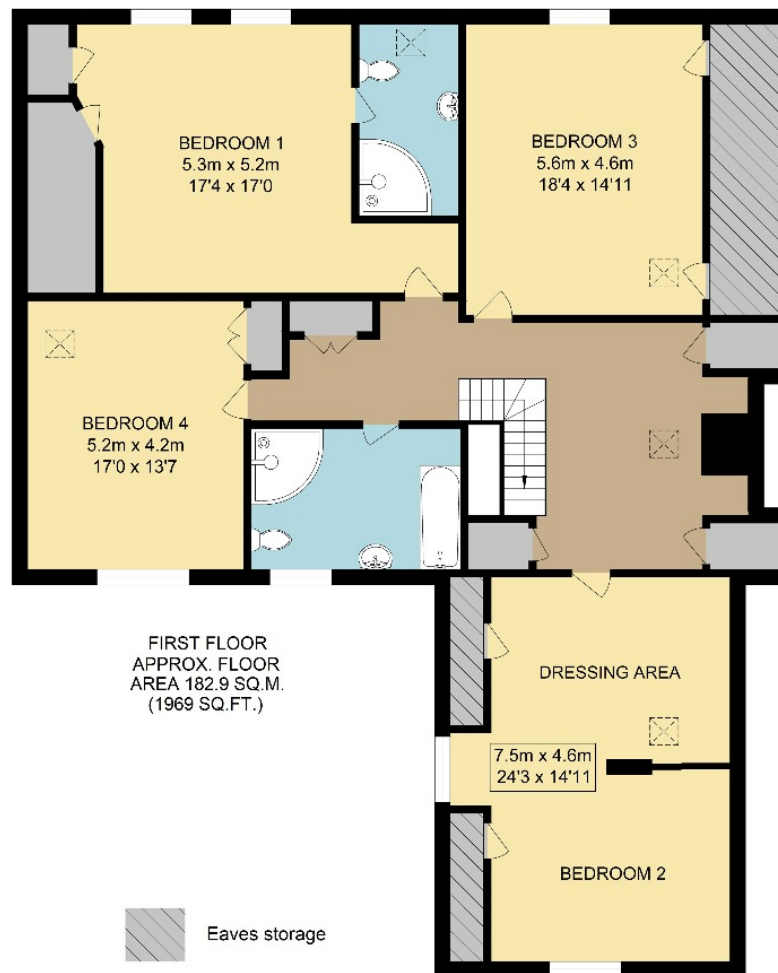
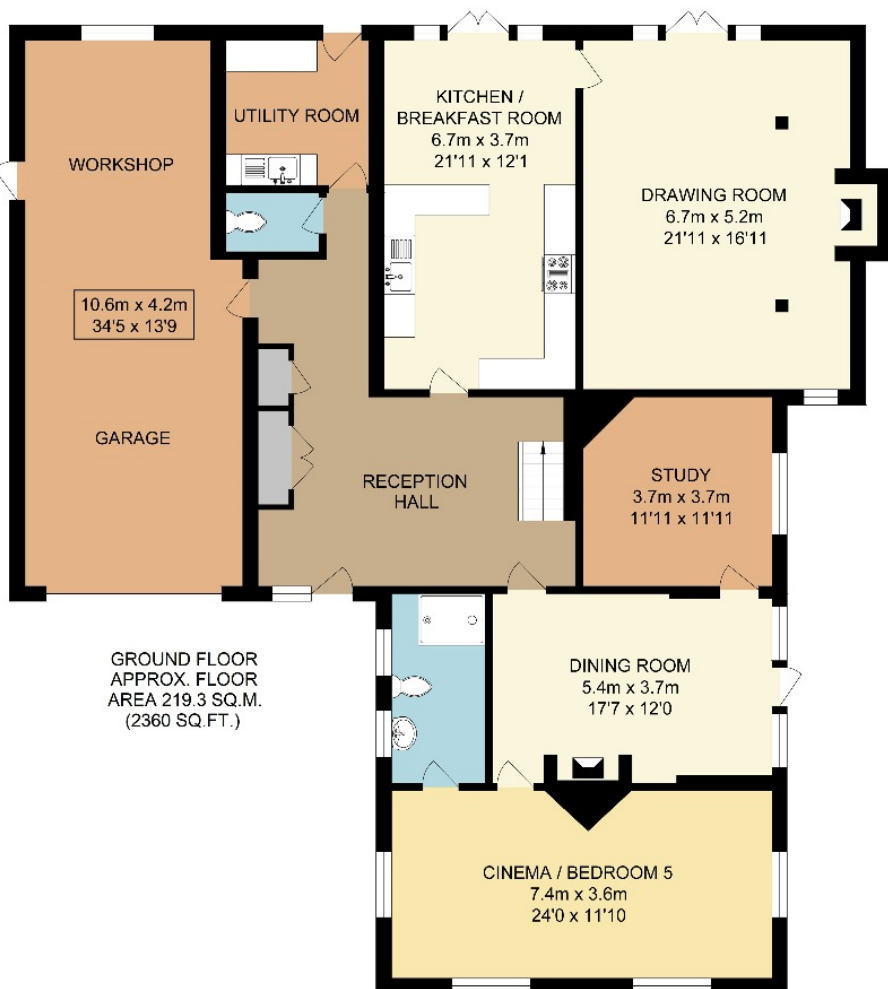
EPC Rating: D **Local Authority & Council Tax Band:** West Berkshire, Band F





TOTAL APPROX. FLOOR AREA 402.2 SQ.M. (4329 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



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

Viewing by arrangement with vendor's agent;
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IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

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