



13 YATTENDON COURT YATTENDON THATCHAM RG18 0UT

Winkworth



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A superbly presented, one bedroom apartment within this grand country house.

Yattendon Court is entered through heavy oak double doors into a lobby with access to a post room and cloakroom. A further set of double doors opens into a grand reception hall of double height, panelled and with a stone fireplace and magnificent staircase to the first floor. Number thirteen Yattendon Court is accessed on the first floor. One can take either the stairs or the lift.

As you open the front door you are greeted by a spacious hallway that leads you through to either the sitting room or the double bedroom.

The generously sized sitting room comes equipped with fantastic double glazed windows that look out over the grounds. Towards the back of the sitting room is the modern kitchen that offers an open plan kitchen/living space.

The spacious double bedroom to the right of the hallway has it's own sky light that lets in plenty of natural light.

Yattendon Court is not visible from the road and allows total privacy. It is approached through impressive gated pillars, up a long private driveway through mature parkland to the gravelled parking area.

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AT A GLANCE

- 1 Double bedroom
- Shower room
- Open plan living area
- Kitchen
- Communal grounds
- Parking
- Garage
- Lift
- Remote internet controlled heating
- High Speed Fibre Broadband

UTILITIES

Mains water, electricity, private drainage
Council Tax Band D
EPC D

DIRECTIONS

For Sat Nav RG18 0UT
What3words
///buyers.captive.fallback

SITUATION

Yattendon Court is not visible from the road and allows total privacy. It is approached through impressive gated pillars, up a long private driveway through mature parkland to the gravelled parking area.

The grounds include sweeping lawns with mature trees and even one planted by Prime Minister Nigel Chamberlain. It has a pond and a loggia that looks out over Hampshire. The gardens have superb views to the south.

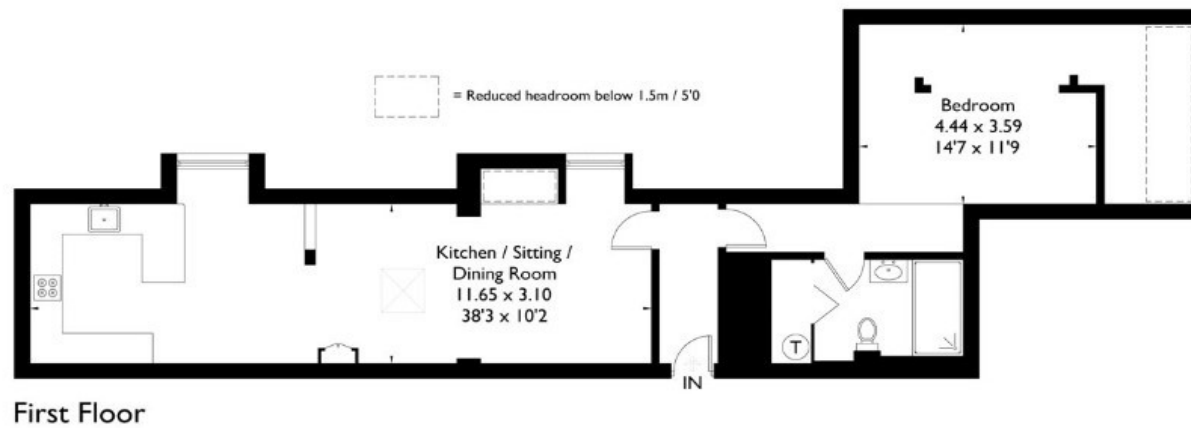
Situated in 11 acres of private grounds approximately half way between Newbury and Reading and only a 13 minute drive from Pangbourne station (London Paddington in around 45 mins). With the new Elizabeth line in Reading this is a fantastic opportunity for a commuter.

LEASEHOLD DETAILS

Approximately 953 years remaining.
Service charge; approx £1,375/qtr
Block managers: Cleaver Property Management
A copy of the lease is available on request



Approximate Gross Internal Area = 79.3 sq m / 853 sq ft



Newbury Office

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