



CLACKS END

Guide Price £1,600,000

Carter Jonas

CLACKS END ASHAMPSTEAD COMMON READING RG8 8QT

- Yattendon village 1.5 miles
- Pangbourne and mainline station 4 miles/Paddington in under the hour
- Reading centre 10 miles, Newbury 9½ miles
- M4 at Theale (J12) 6½ miles, Goring on Thames 6 miles

Porch · hall · cloakroom · inner staircase hall · sitting room · dining room · family room · study · kitchen · garden room · utility · upstairs landing · large principal bedroom with en suite bathroom · second bedroom with en suite · third bedroom with en suite · 3 further bedrooms · separate bathroom · separate shower room · private drive · heated outdoor pool · a useful range of outbuildings and garden sheds · wonderful level garden · adjoining open farmland with the total amounting to approximately 1.521 acres · Energy Rating E

SITUATION

Clacks End is situated in Ashampstead Common, an Area of Outstanding Natural Beauty, and is a quiet hamlet surrounded by the private Yattendon Estate farmland and woodland. From the house there is easy road access for Newbury, Reading, the M4 at Theale and for Pangbourne which has a mainline station to London (Paddington). The much prized village of Yattendon is only a short drive away and which, largely due to its historic connection with Lord Illiffe and The Yattendon Estates, has remained unchanged and timeless being awarded the "Best Village in Berkshire" many times. The village has a Post Office/General Stores, hairdresser's, and a popular tea shop. In the village square is the Royal Oak Inn a boutique small country house hotel and restaurant. There is also a popular primary School and both Yattendon and Ashampstead Common are in the catchment for the much acclaimed Downs Secondary School at Compton. Additionally there are a host of private schools in the local area which are highly regarded including St. Andrews.

AN ATTRACTIVE INDIVIDUAL HOUSE WITH SUBSTANTIAL ACCOMMODATION OF OVER 3,500 SQ.FT, WITH A LOVELY GARDEN OF APPROXIMATELY 1.521 ACRES AND SITUATED IN A VERY SPECIAL QUIET LOCATION CLOSE TO THE VILLAGE OF YATTENDON.





Also the house is perfectly placed for easy daily access to Pangbourne College and Bradfield College. A wider range of facilities can be found in Reading and Newbury.

DESCRIPTION

Clacks End is a lovely family sized home in a quiet and peaceful setting yet with all the advantages of being within easy access to good road and rail links. The property has been lovingly maintained by the current owners and it has retained a great deal of its original charm and character. The accommodation works well for a family with 4 separate reception areas together with a lovely garden room with bi-fold doors leading off the kitchen. Upstairs there are 6 bedrooms in total and 5 bathrooms/shower rooms, 3 of which are en suite.

OUTSIDE

The garden and setting of Clacks End are particular features of the property. The current vendors have established a lovely garden which is very level and due to the location is extremely private and secluded with woods opposite suitable for walking. Directly behind the house is a sheltered south/west facing terrace area where there is the heated swimming pool. The vendors have also created various seating areas including an attractive area of raised decking which is accessed via a small bridge over a water feature. There is plenty of private off road parking and a number of useful buildings including a main shed which is ideal as a garden store/workshop. In all the garden and grounds amount to 1.521 acres.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water, private drainage, oil fired central heating

Local Authority: West Berkshire Council - 01635 551111

Council Tax: Band G

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG8 8QT



CLACKS END, ASHAMPSTEAD COMMON, READING
 APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 3,508 SQ FT / 326 SQ M
 OUTBUILDING = 510 SQ FT / 47 SQ M
 TOTAL = 4,018 SQ FT / 373 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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