



A charming Grade II listed farmhouse with cottages and outbuildings

Magpie Farm, Frilsham, Yattendon, Berkshire RG18 0XX

Freehold





Entrance Hall • Drawing room • Dining room • Sitting room • Kitchen/breakfast room • Cloakroom • Utility room • Principal bedroom en suite with dressing room • 4 Bedrooms • Family bathroom • Shower room • 2 cottages • Garaging • Large Tythe barn • Swimming pool • Gardens and grounds of approx. 1.3 acres

Mileages

Pangbourne 6.3 miles
Reading 13 miles
Newbury 9 miles
M4 J12 9.3 miles
A34 6.8 miles
Pangbourne to London
Paddington from 45 minutes

Situation

Magpie Farm forms a charming courtyard of a Grade II listed farmhouse, its cottages, and a beautiful period Tythe barn surrounded by lovely rural countryside on the edge of the hamlet of Frilsham. It lies in an Area of Outstanding Natural Beauty close to the Berkshire Downs with a network of footpaths and bridleways. Frilsham and its neighbouring village of Yattendon have an active local community with some excellent facilities, including a primary school, church, village shop, café and hairdresser. The renowned Pot Kiln gastro pub/restaurant, the Royal Oak and the West Berkshire Brewery are all within walking distance. The larger towns of Newbury and Pangbourne provide a more comprehensive range of facilities. There is an excellent choice of schools in the area both primary and secondary, private and state.

Communications are excellent with trains from Pangbourne to London Paddington from 45 minutes, and with M4 J12 and the A34 both within 9.3 miles.

The Property

The farmhouse is listed for its original cruck frame with some interesting period timbers in the oldest part of the house, which has since been extended to create a lovely family home. The reception rooms are of generous proportions with some beautiful features. The kitchen/breakfast room at the heart of the house is a well-proportioned room with high quality cabinets and a 2 oven Aga. The sitting/family room lies conveniently off the kitchen and has a spiral wine cellar below. On the first floor is a comfortable principal bedroom suite, 4 further bedrooms and 2 further bathrooms.

The cottages are semi-detached with a shared entrance therefor giving scope to convert to one larger house if required. They are currently let out, but would be ideal for a number of uses including additional guest accommodation, granny annexe, or offices.



Gardens

Magpie Farm is approached from the lane via a drive through Yattendon Estate land to a driveway and parking by the farmhouse and cottages. The setting is wonderfully private and surrounded by beautiful tended estate land with some mature trees and woodland. The gardens are laid mainly to lawn interspersed with mature hedges, trees and shrubs. The Tythe barn is a wonderful space and has been used for entertaining and large parties, behind which is a swimming pool.

Services

Mains water, electricity and drainage. Oil Central heating.

Local Authority

West Berkshire District Council
Council Tax: Band G.

Tenure

Freehold

Directions

Satnav RG18 0XX

What3words

///plotter.angel loaf

Viewing

Strictly by appointment with Savills.





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Approximate Area 277.8 sq m / 2990 sq ft

Basement 2.5 sq m / 27 sq ft **Cottage** 132.4 sq m / 1425 sq ft (Excluding Eaves Storage)

Outbuildings 272.7 sq m / 2935 sq ft

Total 685.4 sq m / 7377 sq ft (Excluding Carport / Eaves Storage)

Including Limited Use Area (21.4 sq m / 230 sq ft)



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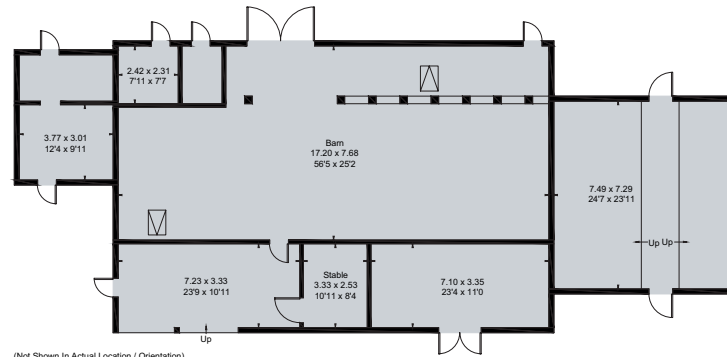
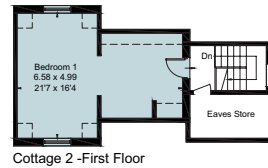
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Liz McLean

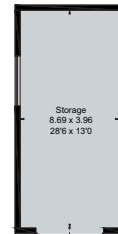
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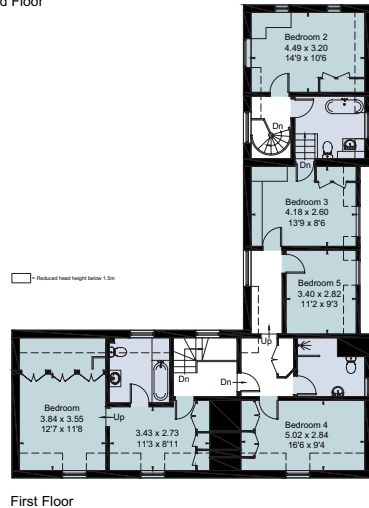
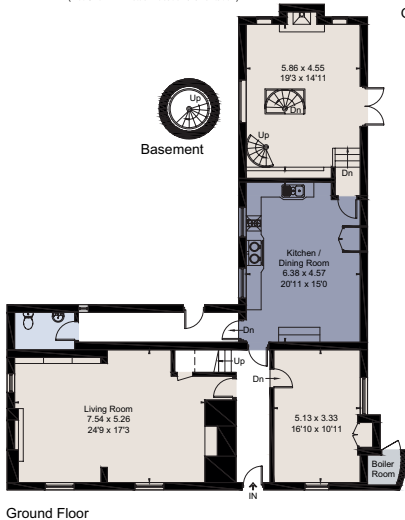
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(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor



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 Planned Scale - 1:1250. Paper Size - A4

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