



Yew Tree Cottage  
Baughurst



**Beautifully presented period cottage in enchanting position.**





## Situation

Yew Tree Cottage is situated in the popular village of Baughurst, with its local shops, public houses and amenities. The countryside around the village is beautiful, there are many footpaths and bridleways close to the property providing access to it. The major commercial centres of Basingstoke, Reading and Newbury are nearby. Commuting is first class, with mainline stations providing quick and regular services to Paddington from Reading and Waterloo from Basingstoke. The M4 and M3 are easily accessible. Independent schools in the area include Cheam, Daneshill, Elstree, Bradfield, Horris Hill, Downe House and The Children's House pre-school. There are also state primary and secondary schools nearby.



*Kingsclere 5 miles, Basingstoke 8 miles, Newbury 10 miles, Reading 12.5 miles, M3(J6) 7 miles, M4(J11) 11 miles London Waterloo from Basingstoke station from 44 minutes. All distances and times are approximate.*



Services: All mains services.  
Oil fired central heating.

Postcode: RG26 5JR



## Yew Tree Cottage

Yew Tree Cottage is a pretty period village cottage which has been loving refurbished to a high standard by the current owners. It is well proportioned, ideal for modern living, and offers period features throughout. The entrance hall, complete with feature open fireplace, opens on to the stunning 24ft living room, which boasts an impressive vaulted ceiling and double doors out on to the patio and gardens. The 20ft exceptionally presented modern kitchen, which also leads to a utility room, is fitted with high specification appliances throughout and has doors to the patio and gardens. Also leading off the hall is the dining room, which works as a second reception area and has another feature fireplace. The principal bedroom is located on the ground floor with en suite bathroom and ample built in storage. A study and cloakroom complete the ground floor accommodation.

On the first floor there are two double bedrooms that are served by the family bathroom.

The stunning gardens of Yew Tree Cottage are laid mainly to lawn with mature borders and shrubs. There is a wonderful terrace, ideal for al fresco entertaining, along with a summerhouse/hot tub cabin and garden shed. The gardens enjoy a feeling of privacy throughout and benefit from wonderful views across adjoining fields and paddocks. The property is approached over a large gravel drive with ample parking which leads on to the double garage with electric up and over door.



**Approximate Gross Internal Floor Area**

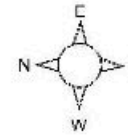
**Main house - 201 sq m/2,162sq ft**

**Garage - 19 sq m/207 sq ft**

**Outbuilding - 17 sq m/182 sq ft**

**Shed - 11 sq m/119 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [July 2021]. Photographs and videos dated [July 2021].

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