



**Yew Tree Cottage** Dunley, Whitchurch, Hampshire

**STRUTT & PARKER**



## Yew Tree Cottage

Dunley, Whitchurch,  
Hampshire RG28 7PU

A well appointed house in  
a beautiful setting with far  
reaching views

Newbury 10 miles (London Paddington 52  
mins), Whitchurch 4 miles (London Waterloo 63  
mins), Andover 10 miles, A34 1 mile

Sitting room | Study | Family room | Kitchen  
Dining room | Cloakroom | 3 bedrooms  
Bathroom | EPC rating D

About 1.79 acres

### Location

Yew Tree Cottage is situated to the south of  
Newbury in the pretty hamlet of Dunley. The  
property is surrounded by beautiful rolling  
countryside in an Area of Outstanding Natural  
Beauty and is excellent for walking and riding  
with many footpaths and bridleways.

The nearby small town of Whitchurch has an  
active community with a range of local shops,  
a church, primary and secondary schools and  
a number of pubs and restaurants. A little  
further afield the market towns of Newbury and  
Andover provide a wider variety of shopping  
and leisure opportunities, including Newbury  
racecourse and the Watermill Theatre.

There is easy access to the A34 and train  
services are excellent either from Whitchurch  
into London Waterloo (63 mins) or from  
Newbury into London Paddington (52 mins).

The area is well served for schools, both state  
and private, including Horris Hill, Farleigh,  
Downe House, Whitchurch Primary School and  
Testbourne Community School.

### The property

Yew Tree Cottage has been updated and  
renovated by the current owners and is in  
excellent order throughout. The front porch  
leads through to the spacious entrance hall off  
which is the sitting room with a working fireplace  
and lovely views, the family room and a smart,  
recently fitted kitchen overlooking the delightful  
garden at the back of the house. A door from the  
kitchen leads through to the good-sized dining  
room. There is also a cloakroom and a small  
utility area.

Upstairs there are 3 double bedrooms, all with  
fitted cupboards and wonderful views, and  
a newly fitted shower room with underfloor  
heating.

### Outside

The property is set in about 1.79 acres with  
a small front garden enclosed by hedging, a  
bigger garden at the back of the house and a  
large paddock beyond. The rear garden has  
a number of raised beds filled with herbs and  
fruit bushes, a lavender path with wrought iron  
arches at each end and a beautiful Hartley  
Botanic greenhouse. There is a painted wooden  
shed currently used as an office.

Steps lead up to the paddock where there is  
a vegetable garden and a raised decking area  
ideal for enjoying the wonderful views. There are  
three further sheds for storage.

The front of the house looks out over a large  
field which is jointly owned by several of the  
residents of Dunley. There is an opportunity for  
the purchaser of Yew Tree Cottage to buy into  
this partnership.

### General

**Services:** Electricity, private water and drainage.  
Oil fired central heating.

**Local Authority:** Basingstoke & Deane District  
Council. Tel: 01256 844844

**Council Tax:** Band E £1,663.48 for 2015/16









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### Directions

From Newbury follow the A34 south and exit at the Litchfield turning. Take the first right turn crossing over the A34 and follow the lane for approximately 1 mile until you reach Dunley. Where the road bends sharply to the left, turn right and the entrance to Yew Tree Cottage will be found on the left hand side.

### Newbury

55 Northbrook Street, Newbury RG14 1AN

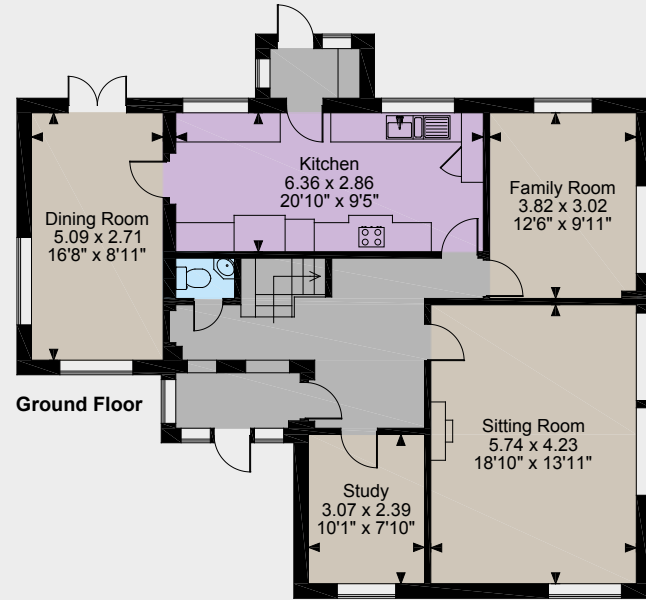
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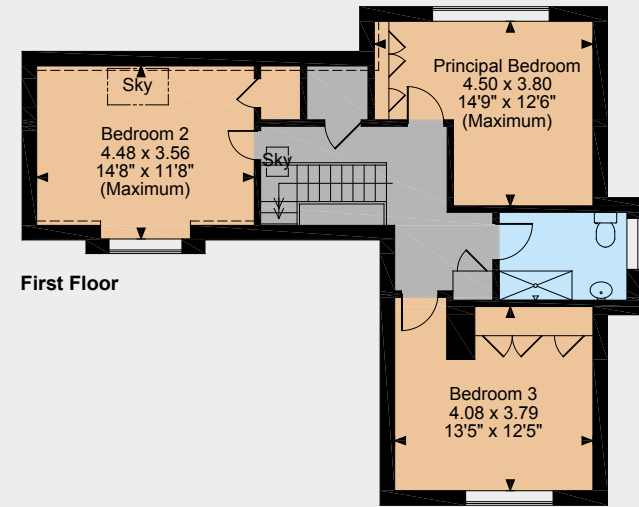
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55 offices across England and Scotland,  
including 10 offices in Central London

**Floorplans**  
Gross internal area 1,782 sq ft (166 sq m)  
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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