



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

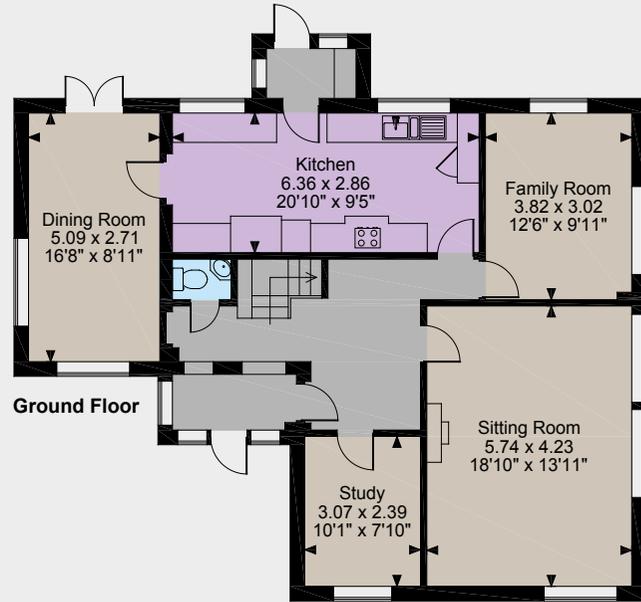
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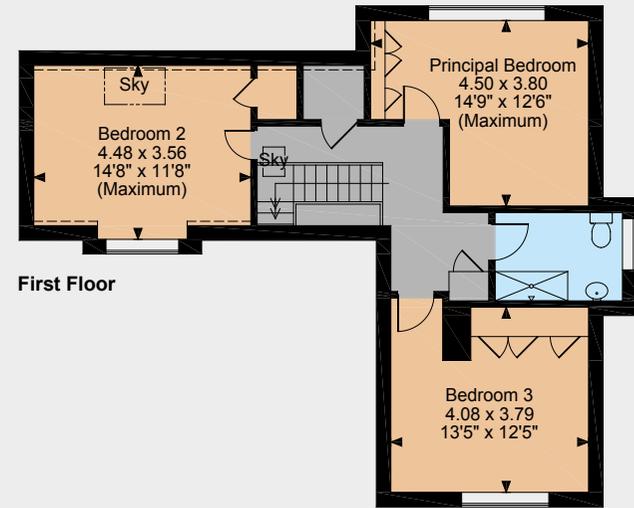
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55 offices across England and Scotland,
including 10 offices in Central London

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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