

# 14 YATTENDON COURT



## A superbly presented, three bedroom apartment within this grand country house.

The property was once the home of the Iliffe family before it was later converted to individual apartments in a unique parkland setting. The village of Yattendon and the surrounding land are still largely owned and managed by Yattendon Estates.

Yattendon Court is entered through heavy oak double doors into a lobby with access to a post room and cloakroom. A further set of double doors opens into a grand reception hall of double height, panelled and with a stone fireplace and magnificent staircase to the first floor. Number fourteen Yattendon Court is accessed on the second floor. One can take either the stairs or the lift.

The front door to the apartment opens on to a spacious carpeted reception hall giving access to the open plan kitchen/dining room, the sitting room, master bedroom with ensuite, two further double bedrooms and a bathroom.

The sitting room benefits from a bay window looking south over the sweeping gardens towards Hampshire. It is a stunning view. There is a German Autroflamm Pico woodfire stove to keep everything toasty and polished wooden floors.

The kitchen is off the hallway and has been beautifully refurbished with advice from Harrods.

The principal bedroom at the end of the hallway has its own ensuite and looks through large windows to mature trees. The second bedroom also takes advantage of the views. Yattendon Court is not visible from the road and allows total privacy. It is approached through impressive gated pillars, up a long private driveway through mature parkland to the gravelled parking area.

The grounds include sweeping lawns with mature trees and even one planted by Prime Minister Nigel Chamberlain. It has a pond and a loggia that looks out over Hampshire. The gardens have superb views to the south.

The garages are in a separate, gated block.



**Winkworth**

## AT A GLANCE

1428 Square feet/ 132 Square metres  
Three double bedrooms  
Two bath/ shower rooms  
Sitting room with woodburner  
Kitchen/ dining room  
Beautiful views  
11 acres of communal grounds  
Garage  
Security entry phone  
No onward chain

## UTILITIES

Mains water, electricity, private drainage.  
West Berkshire Council Band E  
EPC D  
Ultrafast broadband available. Some mobile providers limited so please check availability.

## LEASEHOLD DETAILS

Approximately 990 years remaining.  
Service charge; approx £5,340 pa (Includes water charges)  
Block managers; Cleaver Property Management  
A copy of the lease is available on request.

## DIRECTIONS

For sat nav RG18 OUT.

What three words /// [cork.little.yelled](http://cork.little.yelled)

Approximate Floor Area = 132.7 sq m / 1428 sq ft



Second Floor



## Newbury Office

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# Winkworth

See things differently.