



APPLE TREE COTTAGE

PANGBOURNE ROAD ♦ UPPER BASILDON ♦ BERKSHIRE



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READING - 7 miles ♦ OXFORD - 19 miles ♦ HENLEY on THAMES - 13 miles
♦ NEWBURY - 10 miles ♦ M4 (J12) - 6 miles ♦ M40 (J6) - 15 miles ♦ HEATHROW - 40 miles ♦
Mainline Railway Station to LONDON PADDINGTON within the hour - 2 miles
(Distances and times approximate)

Enjoying a relaxed ambience and outlook, the setting of this mid-eighteenth century traditional brick and flint cottage is simply delightful, being located in the heart of this highly sought after English village and situated in attractive and mature gardens of approximately 0.37 of an acre. It is just a short drive from extensive shops and a mainline railway station that provides direct access to London Paddington within an hour.

The period cottage, believed originally to date from circa 1750, has considerable character and space inside, extending to approximately 2,723 sq ft, and a wealth of historic architectural features blended seamlessly with more modern and contemporary notes. There is also clear potential for further adaptation to create an exquisite and spacious modern family home.

- ♦ An Exquisite Period Residence of Striking Architectural Design Extending to approximately 2,723 sq ft set in approximately 0.37 of an acre

♦ Quintessential English Village Setting within close driving distance of extensive Amenities, Schooling, and Mainline Railway Station to London Paddington in well under an Hour
- ♦ Sitting Room

♦ Drawing Room with Fireplace

♦ Store / Boiler Room

♦ Landing

♦ 2 Bedrooms (Bedroom 1 used to be 2 bedrooms)

♦ Family Bathroom

♦ Large Eves Storage in two separate areas
- ♦ Entrance Hall

♦ Cloak Room / Shower Room

♦ Kitchen

♦ Breakfast / Dining Room with Fireplace

♦ Garden Room

♦ Rear Hall

♦ Bedroom
- ♦ In all approximately 2,723 sq ft internally

♦ Beautifully Landscaped Gardens & Grounds of Approximately 0.37 of an Acre



SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downs in an Area of Outstanding Natural Beauty with far reaching views of the scenic countryside surrounding it on all sides.

The village offers a range of amenities including a parish church, community Post Office, highly regarded C of E primary school, and a traditional Public House serving local ale and food and a splendid new village hall which has become the centre for a variety of community activities and sports utilising the adjoining sports field and tennis courts. A local bus company runs a limited service from the village to Pangbourne, Reading, Streatley and Goring on Thames, where there are mainline railway stations with fast commuter services up to London (Paddington) in well under an hour (25 minutes from Reading).

Bradfield College, a well-known public school just three miles from Upper Basildon, has excellent leisure,

fitness and sports facilities including a large indoor swimming pool which are all open to members of the public. Facilities also include squash, badminton and tennis courts, hockey and a 9-hole golf course.

In addition to having revered and outstanding state primary and secondary schooling, including a primary school within the village itself, the area is also extremely well served by an excellent range of private schools; of particular note are: Bradfield College, Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Queen Anne's School, Downe House, Rupert House School, Shiplake College, The Abbey School, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

N.B. Crossrail services are scheduled to commence from Reading which, together with the electrifying of the line, will significantly improve travelling times to Paddington and central City of London destinations.





PROPERTY DESCRIPTION

Apple Tree Cottage is believed to date from circa 1750, and is a very appealing traditional period cottage with brick and flint elevations under a pitched clay tile hipped roof, with Victorian and later inspired additions.

For a building of this age, the cottage is remarkably light and airy, extending internally to approximately 2,723 sq ft, and offering 4 reception rooms, 3 bedrooms (1 of which used to be 2 and could easily be

reinstated as such to allow for four bedrooms in total), and 2 bathrooms. An abundance of characterful period features throughout are complemented by more contemporary notes which enhance the cottage's historic origins and draw the outside in to give an 'al fresco' feel to parts of the downstairs. There is also potential for further adaptation and modernisation.

A wonderful opportunity to own an ideal family home, the cottage must be viewed to be fully appreciated.





OUTSIDE

The cottage is privately situated within the quiet heart of the village, nestling behind spacious mature front gardens with a traditional post and rail fence, and with a driveway off to one side. The gardens to the front are laid centrally to lawn, with a stunning array of colourful shrubs and trees surrounding the boundaries, and a great representation of quintessential English period ambience.

The gardens to the front and rear link around the property itself on both sides, with a great diversity of plant

species adorning the main rear garden, along with a large centrally situated pond, an expansive lawn and a stunning outlook to the fields beyond.

Around the rear of the cottage there is a wide stone-laid patio terrace, perfect for 'al fresco' dining, with wide doors opening out onto it from both the drawing room and sitting room, as well as from the garden room.

Delightfully attractive, the mature grounds (extending to approximately 0.37 of an acre) have been the subject of much care and attention over the years, and also offer great potential for further creativity.



Appletree Cottage, Upper Basildon, RG8 8LN

Approximate Gross Internal Area = 253 sq m / 2723 sq ft

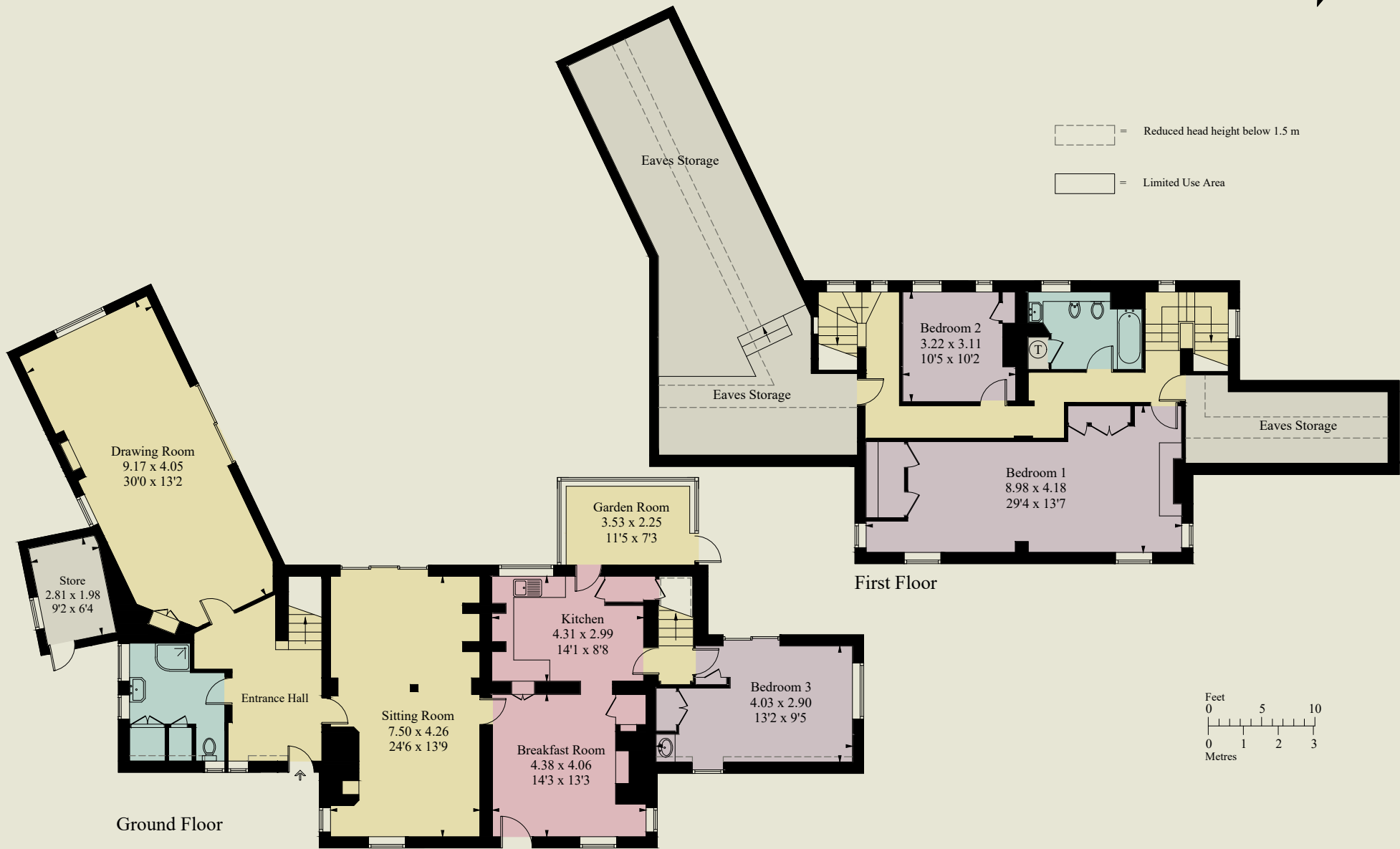
Limited Use Area = 44 sq m / 473 sq ft

Total = 297 sq m / 3196 sq ft



Reduced head height below 1.5 m

Limited Use Area



CREATESPACE DESIGN ref 113

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Oil fired central heating and hot water (oil fired boiler currently not serviceable).

Energy Efficiency Rating: F / 36

Postcode: RG8 8LN

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From Warmingham & Co offices in the centre of Goring turn left and proceed down the High Street, across the river bridge and up to the top of Streatley High Street where at the traffic lights turn left signposted for Pangbourne. On reaching Lower Basildon in approximately 2 miles, turn right opposite the garage into Park Wall Lane. Follow this road into the village of Upper Basildon at which point Park Wall Lane becomes Bethesda Street, where you turn immediately left in to Blandy's Lane. Proceed along until reaching the central part of the village, and after having just turned left on to Pangbourne Road, Apple Tree Cottage will be found directly opposite the village church.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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