



THE OLD BARN ♦ DE LA BECHE

ALDWORTH ♦ BERKSHIRE

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GORING on THAMES - 3 miles ♦ NEWBURY - 10 miles ♦
READING - 10 miles ♦ OXFORD - 19 miles ♦ M4 at THEALE
(J12) - 8 miles ♦ M4 at CHIEVELEY (J13) - 8 ½ miles ♦
A34 dual carriageway at EAST ILSLEY - 5 miles
(Distances approximate)

A well-presented character property of 3,584 sq ft benefitting from complete refurbishment in recent years in a lovely setting with far reaching views in the beautiful village of Aldworth, with mainline station at Goring giving fast, commuter services to Reading and up to London (Paddington) in well under the hour. Set in nearly one acre of private and secluded gardens and grounds.

- ♦ Reception Hall
- ♦ Inner Hall
- ♦ Fully fitted open plan Kitchen/Family Dining Room
- ♦ Cloakroom
- ♦ Utility Room/Boot Room
- ♦ Drawing Room with Log Burning Stove

- ♦ Master Bedroom with Dressing Area & Ensuite Shower Room
- ♦ 2nd Bedroom Suite with Ensuite Bathroom
- ♦ 2 Further Double Bedrooms with 'Jack & Jill' Shower Room
- ♦ Study

- ♦ Double Garage
- ♦ Extensive Parking

- ♦ Extensive Gardens

- ♦ Summer House

- ♦ Extensive gardens and grounds extending to almost one acre



SITUATION

Aldworth is a small and much prized rural village lying high up on the Berkshire Downs approximately 600ft above sea level, close to the ancient Ridgeway Path and in a designated "Area of Outstanding Natural Beauty". The village, is historically linked to agriculture and farming and this way of life still continues today thus retaining its unspoilt charm and character with there having been little intrusive development.

There are two well-respected local Inns namely "The Bell" in the village square and the thatched "Four Points" as well as a notable church, St Mary's, which dates from the 12th century and is well worth visiting to see the 14th century monuments to the De La Beche family, known as the Aldworth Giants. There is a cricket field by the newly built Village Hall, the latter providing numerous social and community activities.

Located just off the B4009 road to Newbury and only a 5 minute drive from Streatley / Goring on Thames where there are good shopping facilities and amenities including a mainline station providing fast commuter services up to London (Paddington) in under the hour.

The village also has good road communications for the major centres of Newbury, Reading, Oxford and the M4 motorway at Junctions 12 (Theale) or 13 (Chieveley). The A.34 at East Ilsley linking the South Coast with the Midlands is also within a short drive.

N.B. Crossrail services from Reading, which together with the electrifying of the line significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

A well-presented character property of 3,584 sq ft benefitting from complete refurbishment in recent years. Set in a fantastic rural location with far reaching views. The Old Barn is a charming and recently refurbished and renovated detached barn. On the edge of Aldworth and close to the Four Points public house. The property offers good downstairs space the drawing room offering lovely triple aspect views of the gardens and surrounding countryside. The newly fitted Kitchen/Dining room is fully fitted and well presented. All the bedrooms are a good size and benefit from Ensuite bathroom facilities, providing flexible accommodation.

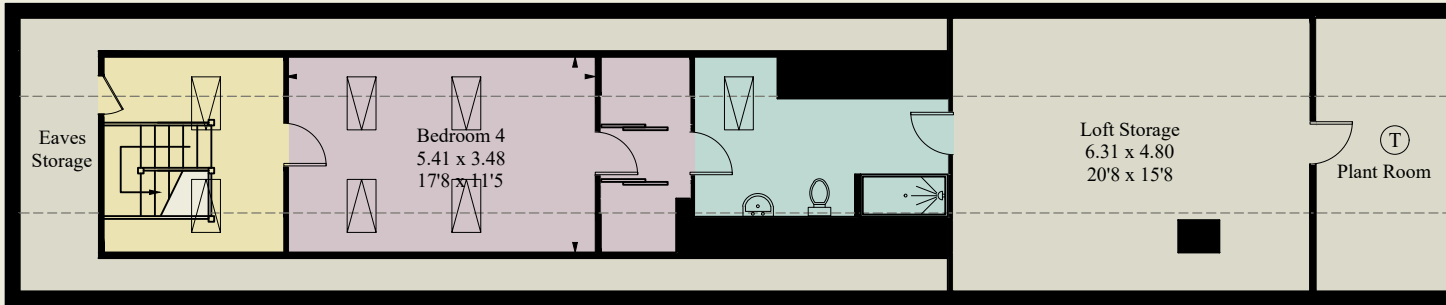
A private driveway provides access to the property. There is a gravel driveway and ample parking at the front of the property. Additionally a double garage is offered with the property. The grounds and gardens of approaching one acre are surrounded by open farmland offering fabulous far reaching views.





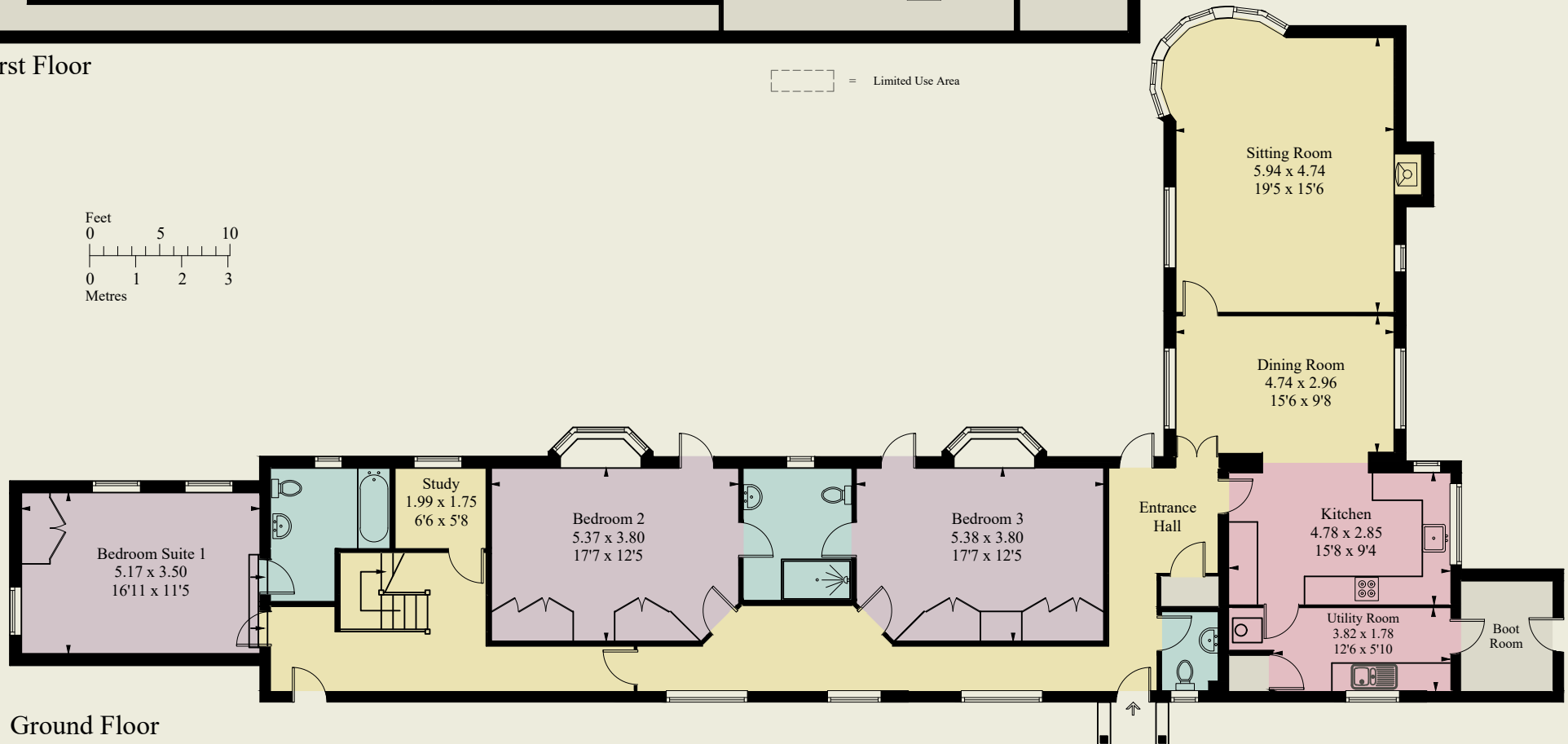
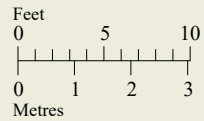
The Old Barn, De La Beche, Aldworth, Berkshire, RG8 9SA

Approximate Gross Internal Area = 293 sq m / 3153 sq ft
Limited Use Area (excluding eaves storage) = 40 sq m / 430 sq ft
Total = 333 sq m / 3584 sq ft



First Floor

= Limited Use Area



Ground Floor

CREATESPACE DESIGN ref 311

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



GENERAL INFORMATION

Services: Mains electricity. Private water supply and private septic tank drainage. Oil fired central heating and hot water.

Council Tax: G

Energy Performance Rating: G

Postcode: RG8 9SA

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn left and head up towards Streatley. Go straight over the traffic lights and head up the steep hill. Go through Westridge Green and upon entering Aldworth, keep going through the village and past the Four Points Public House. Turn into De La Beche Cottage on the left hand side and then take the right hand fork off the main drive signposted The Old Barn.

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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