



# SUNNYSIDE

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)

Situated in a favoured part of this highly regarded Berkshire Downland village and in close reach of extensive local facilities and schooling, and additionally benefitting from being within easy reach of Reading, and mainline trains for London Paddington in under the hour and for the M4.

A beautifully presented double fronted property with private gated driveway, garage and garden. Benefitting from modernisation, and offering spacious and well appointed accommodation of approximately 1280 sq ft.

- ♦ Spacious Gated Driveway & Parking Forecourt
- ♦ Covered Front Porch

- 
- ♦ Hall
  - ♦ Kitchen/Breakfast Room
  - ♦ Utility Room
  - ♦ Claokroom with Shower
  - ♦ Living Room

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- ♦ Landing
  - ♦ 3 Bedrooms
  - ♦ Family Bathroom

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- ♦ Attached Garage

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♦ In All Approximately 1,280 Sq Ft

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- ♦ Private South Facing Garden



## SITUATION

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

The village itself 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. A splendid new village hall which has become the centre for a variety of community sports and activities utilising its adjoining sports field and tennis courts exists also. A local bus company runs a limited service from the village to Pangbourne on Thames, where a mainline railway station with fast commuter services up to London (Paddington) in well under the hour (25 minutes from Reading) can be found.

Bradfield College, the well-known Public School located some three miles from Upper Basildon, has excellent leisure, fitness and sports facilities including a large indoor swimming pool all of which are available for use by members of the public. The facilities also include squash, badminton and tennis courts, hockey and a 9-hole golf course.

In addition to having its own well revered primary school, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; Bradfield College, Pangbourne College, Downe House, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

## PROPERTY DESCRIPTION

Sunnyside is a detached house, one of only 2 built in early 1960 of traditional mellow brick elevations under a pitched roof. Extended in 2010 to offer a large kitchen breakfast room with vaulted ceiling and utility room with downstairs shower, all with underfloor heating, the property extends to approximately 1,280 sq ft. Presented throughout to a high standard, it features oak flooring to the living room, bedrooms and a beautiful oak staircase. Upstairs there are 3 bedrooms and a family bathroom with bath and overhead shower.

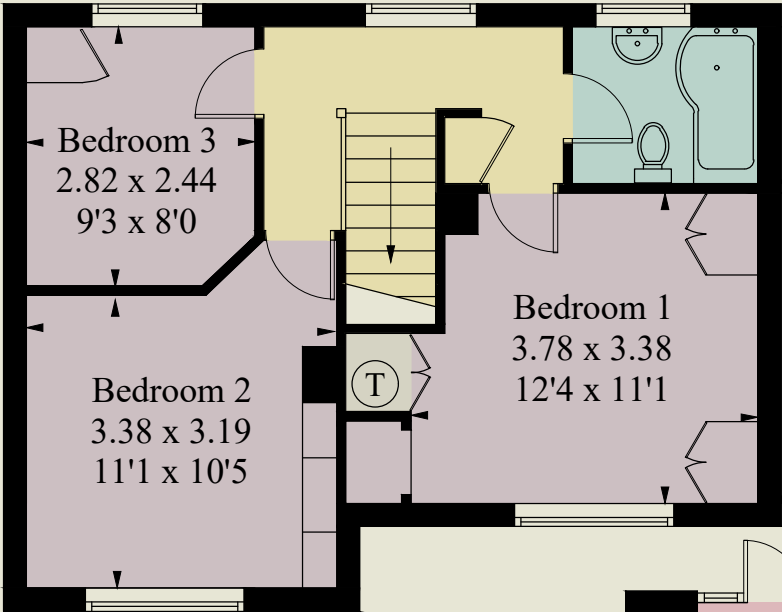
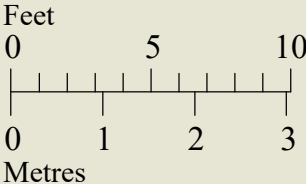
## OUTSIDE

Located off Pangbourne Road, Sunnyside sits behind a gated driveway, offering ample parking for several cars plus garage. The driveway is fully gravelled and there is a line of hedging giving much privacy. The rear garden features planted borders and large lawn. There is a terrace accessed directly from the kitchen with a wonderful opportunity of al fresco dining.

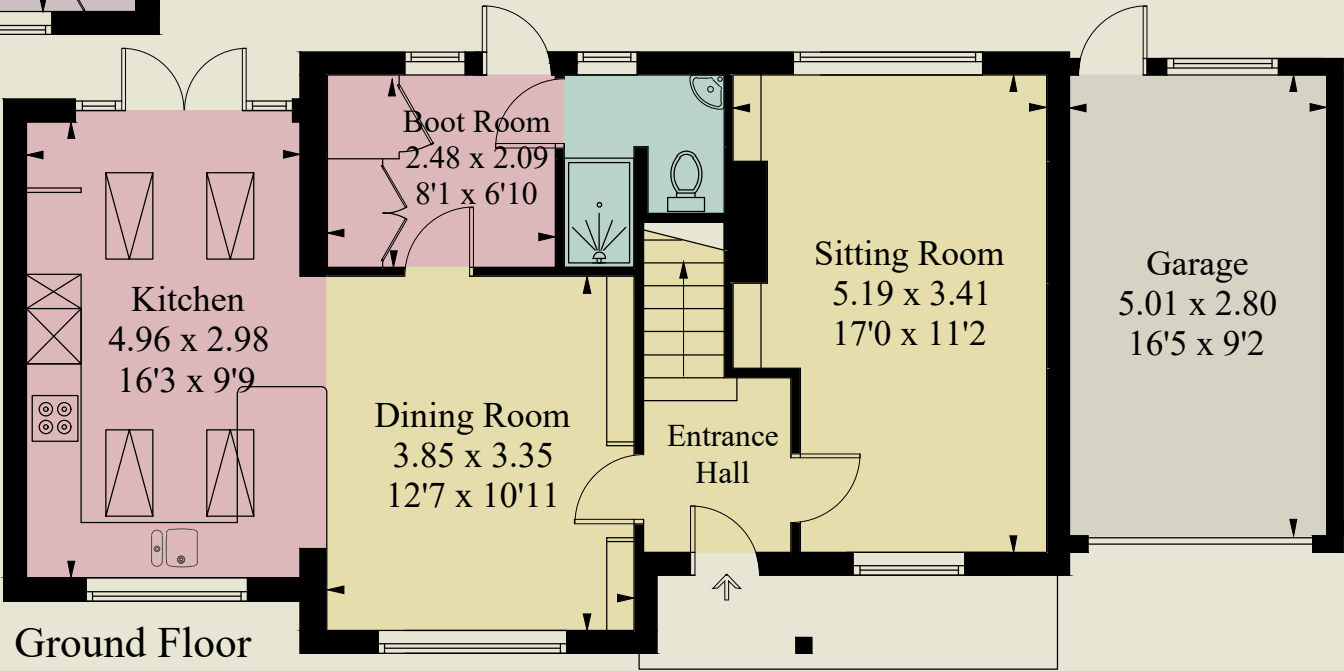


# Sunnyside, Pangbourne Road, Upper Basildon, Berkshire, RG8 8JG

Approximate Gross Internal Area (including Garage) = 119 sq m / 1280 sq ft



First Floor



Ground Floor



## GENERAL INFORMATION

**Services:** Mains water, drainage and electricity are connected. Central heating and domestic hot water from oil fired boiler.

**Energy Performance Rating:** D

**Postcode:** RG8 8JG

**Local Authority:** West Berkshire District Council  
Telephone: 01635 42400

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our 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 for Pangbourne. On reaching Lower Basildon turn right opposite the garage into Park Wall Lane. Follow this road for approximately 1 mile until reaching Upper Basildon where at the first junction bear left into Blandys Lane and follow this road through into the central part of Upper Basildon known as the Triangle. Continue through the central area and after passing the triangular central green bear left at the junction on to the Pangbourne Road. Continue for a further half a mile, and Sunnyside will be found on the left hand side just before the turning to Spring Close.

## 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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