



# 1 PENNYCROFT COTTAGES

MEAD LANE ♦ UPPER BASILDON ♦ BERKSHIRE









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- Goring (London Paddington within the hour) 2 ½ miles ♦
- Streatley High Street/River 2 miles ♦ Pangbourne 3 miles
- ♦ Reading 8 miles (London Paddington 27 minutes) ♦
- M4 (Junction 12) 8 miles ♦ Henley on Thames 14 miles
- ♦ Newbury 12 miles ♦ Oxford 18 miles

(Distances and times approximate)

A beautifully presented spacious character semi-detached cottage with good size accommodation of approximately 2454 Sq Ft inclusive of garage, with a lovely rural position and far reaching views.

- ♦ Entrance Hall
  - ♦ Drawing room with open fireplace
  - ♦ Fully fitted kitchen
  - ♦ Breakfast room
  - ♦ Dining room
  - ♦ Cloakroom
  - ♦ Utility room
- 
- ♦ Master bedroom with triple aspect, dressing area, ensuite bathroom
  - ♦ Three further double bedrooms with lovely views
  - ♦ Family bathroom with over handset shower over bath
  - ♦ Shower room
- 
- ♦ Garage and ample parking
- 
- ♦ Pig Sty
- 
- ♦ Log box storage outside
- 
- ♦ Lovely formal garden area
  - ♦ Lawned garden with adjoining woodland



## SITUATION

Situated just to the West of Pangbourne on Thames is the highly regarded village of Upper Basildon, lying on the edge of the Berkshire Downlands surrounded by scenic countryside which provides walks and bridle ways through a beautiful rural landscape designated an "A.O.N.B."

The village itself offers a range of amenities including the Parish Church of St. Stephens, a highly rated Primary School and a traditional Pub serving good food. A splendid new village hall has been built in recent years which has become the centre for a variety of community activities utilising its adjoining sports field and tennis courts. There are local Bus services to Pangbourne on Thames, Reading, Newbury, and Goring on Thames and in the local area are an excellent range of Private schools including St.Andrews, Pangbourne College, the Oratory, Bradfield College, Elstree, Brockhurst, Downe House for Girls, Cranford House and Moultsford Prep. The village also has a part-time Post Office /Stores run from the Parish Church.

Nearby the picturesque Thameside village of Pangbourne offers a wide range of amenities and everyday facilities including shops notably an award winning Butchers, speciality Cheese shop, Hardware store and a Co-Op Supermarket. There is also a Library, Health Centre, Dentist, choice of Restaurants and Café/Bistro's, a number of traditional Inns, 2 Hotels and importantly a mainline railway station with fast commuter services up to London (Paddington) in well under the hour (25 minutes from Reading).

Additionally the village enjoys excellent road communications with easy access to surrounding major towns and for the M.4 at Theale (J.12).

## PROPERTY DESCRIPTION

A beautifully presented and charming semi detached character cottage with many original features and wonderful garden with adjoining woodland and views.

The property has an entrance hall giving access to the spacious drawing room with lovely open fireplace. The dining room is also a good size with an open fireplace. The kitchen is fully fitted with an adjoining large breakfast room with delightful views over the garden. There is a spacious utility room giving good additional storage space and washer and dryer. There is an external door to the side of the property and gardens. A cloakroom is next to the utility room.

Upstairs the master bedroom benefits from a fabulous triple aspect, enjoying views of the gardens. There is an adjoin dressing room and ensuite bathroom.

There are 3 further double bedrooms also with lovely views. The family bathroom has a handset shower over the bath. There is also a separate shower room.

## OUTSIDE

There is a log box storage, lovely formal garden area with box hedging and a lawned garden with adjoining woodland. At the further part of the garden there is a charming Pig Sty. The property also benefits from a garage and ample parking.





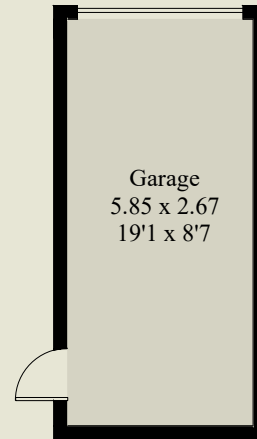
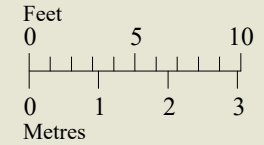


# 1 Pennycroft Cottages, Upper Basildon, RG8 8ND

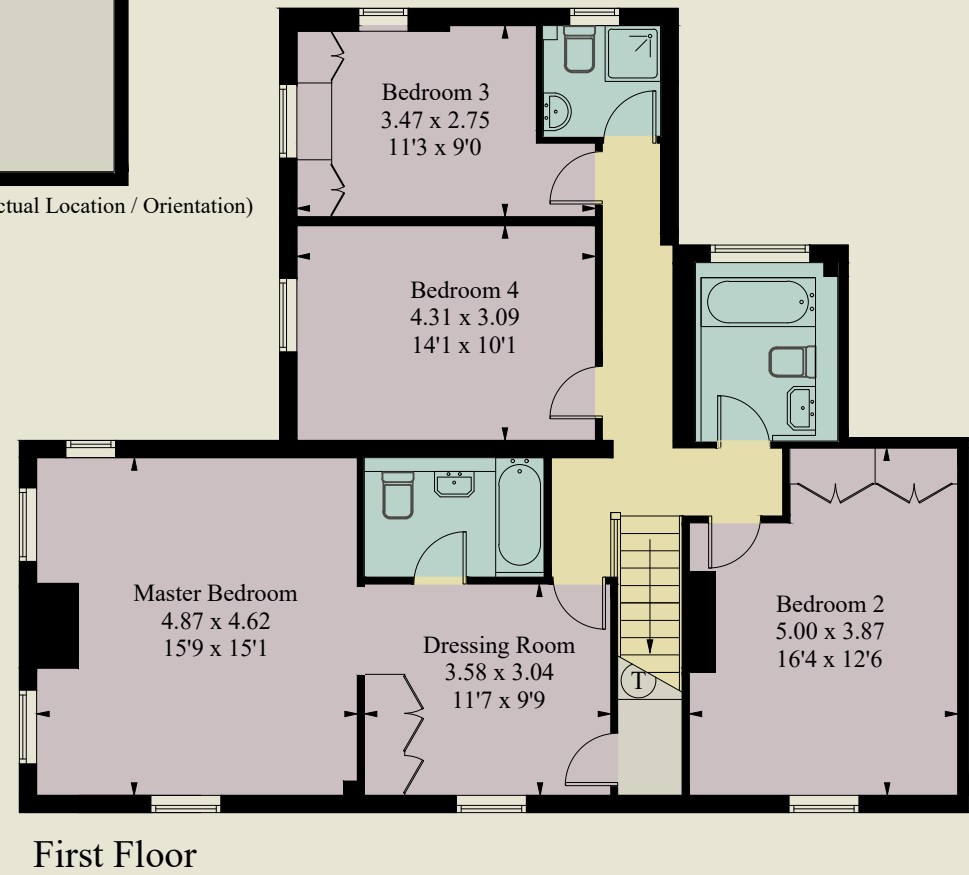
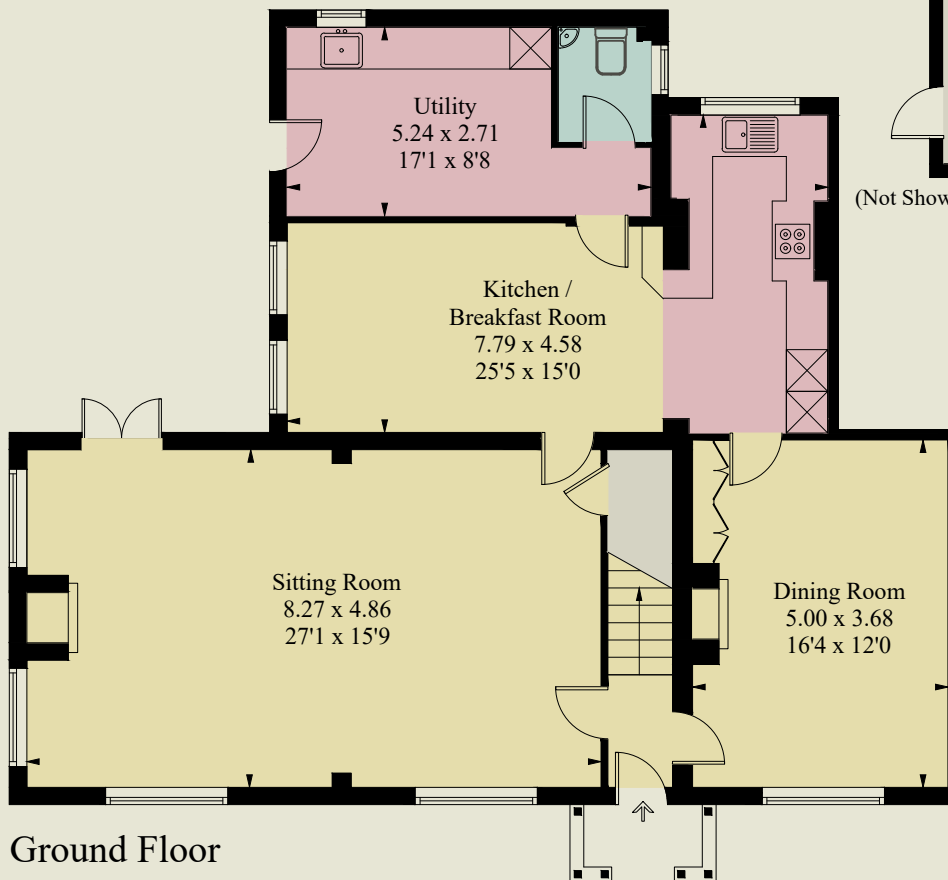
Approximate Gross Internal Area = 213 sq m / 2292 sq ft

Garage = 15 sq m / 161 sq ft

Total = 228 sq m / 2454 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 182

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



## GENERAL INFORMATION

**Services:** Mains drainage and oil central heating.

**Council Tax:** E

**Energy Performance Rating:** E

**Postcode:** RG8 8ND

**Local Authority:** West Berkshire District Council

Telephone: 01635 42400

## VIEWING

Strictly by appointment through Warmingham & Co

## DIRECTIONS

From our offices turn left and continue over the river bridge and up Streatley high street to the traffic lights. Turn left at the crossroads and continue out of Streatley towards Lower Basildon. Drive through Lower Basildon and towards Pangbourne. At the bridge and traffic lights, turn right into Mead Lane and continue on the road for some way until you see Pennycroft Cottages on the right. Number 1 being the far left. The driveway is approached from Mead Lane and to the right side of number 3 Pennycroft Cottages. You drive behind the cottages as far as you can go into the driveway of number 1 Pennycroft Cottages.

## 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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