



# GARDEN WALK COTTAGE

LOWER BASILDON ♦ BERKSHIRE

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Goring on Thames - 2½ miles ♦ Pangbourne on Thames -  
2½ miles ♦ Reading Centre - 7 miles ♦ Wallingford - 7½ miles  
♦ M4 at Theale (J12) - 8 miles ♦ Oxford - 23 miles ♦  
Newbury - 12 miles (Distances approximate)

Situated between the Thameside villages of Pangbourne and Streatley in an "A.O.N.B.", an historic Cottage with tastefully refurbished 3 bedroom accommodation in an exclusive location within the walled grounds of N.T. Basildon Park, and having a large mature garden.

♦ Character property formed from an original late 19th Century building

♦ In mature setting with walled boundaries on two sides

♦ Refurbished to high standard and ready for immediate occupation

♦ Spacious Reception Hall/Study with access and steps down to  
Cellar Store Room 9'10" x 7'8"

♦ Sitting Room with French doors into garden

♦ Kitchen/Breakfast Room bespoke fitted and with Aga

♦ Master Bedroom with En Suite Shower Room

♦ 2 Further Bedrooms

♦ Family Bathroom with Shower

♦ Oil central heating complimented by primary double glazed windows

♦ Detached double Garage

♦ Restored 25' period Melon House

♦ Mature Gardens and Grounds of approx 1/3 rd acre



## SITUATION

Situated in scenic countryside designated an area of 'Outstanding Natural Beauty', the small village of Lower Basildon lies approximately midway between Pangbourne and Streatley on Thames at the foot of the Berkshire Downs overlooking the Thames Valley and across to the Chilterns on the Oxfordshire side of the river.

Comprehensive everyday amenities and facilities including shops, banks, health centres, libraries and excellent primary schools are available at Goring on Thames and Pangbourne with both villages also having mainline stations providing fast commuter services to Reading and up to London (Paddington in well under the hour). Road communications are also excellent with Reading and the M4 motorway being easily accessible.

On the edge of Lower Basildon stands the historic Basildon House, now owned by the National Trust and open to the public as is Beale Park, which extends along the banks of the river where can be seen many exotic varieties of animals and birds as well as a miniature railway.

Near the river off Church Lane is the historic 13th century Parish Church of St Bartholomews.

## PROPERTY DESCRIPTION

Garden Wall Cottage has an interesting historical background linked to the Basildon Estate now owned by the National Trust.

The building was originally built as a jam factory where the fruit grown in the adjoining massive walled garden belonging to Basildon House, having been picked was then boiled and made into jam for sale and export.

Dating from the late 1800's, the building was subsequently sold and converted into a unique private dwelling. Of solid wall construction with whitened rendered elevations and timber boarded externally around the first floor which is timber framed, under a pitched clay tile roof redone in the late 1980's, the property has in recent years undergone considerable updating and improvement including installation of UPVc pdg windows, provision of a damp proof course to all external walls and the fitting of oil fired central heating.

The present owner has carried out further tasteful refurbishment notably with the fitting of a bespoke oak Kitchen/Breakfast Room including built-in equipment and an Aga, new en suite Shower Room to the Master Bedroom, as well as other cosmetic features.

There are stripped pine interior doors, and Bedroom 2 has extensive fitted wardrobes.

## OUTSIDE

The Cottage is approached off Park Wall Lane near the junction with the main Lower Basildon Road opposite the Garage.

Between high brick walls a gravelled private driveway leads down to Garden Walk Cottage, and continues onto a further period Cottage only.

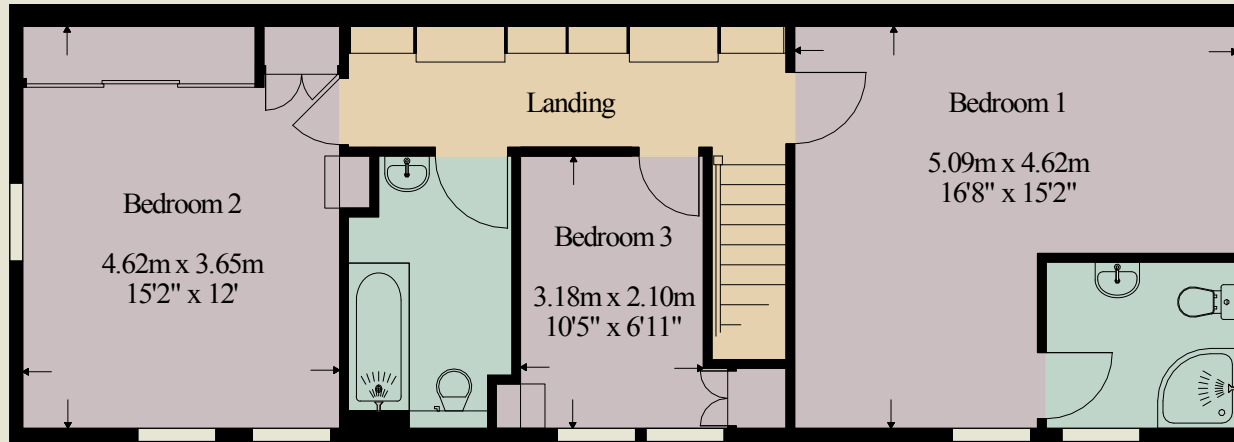
Flanking the drive are the gardens set between the high Walled Garden and the brick and flint wall of Basildon Park. There are grassed areas screened by mature shrubs with a number of trees including hazel, walnut, horse chestnut and a prunus, which all create a very private and secluded setting.

Fronting onto the drive is a block built and rendered detached double Garage. Directly opposite the garage is an original Greenhouse having a brick base and lower walls with timber framed upper and vaulted glazed roof. This building known as the Melon House was originally heated and is where exotic fruit was grown.

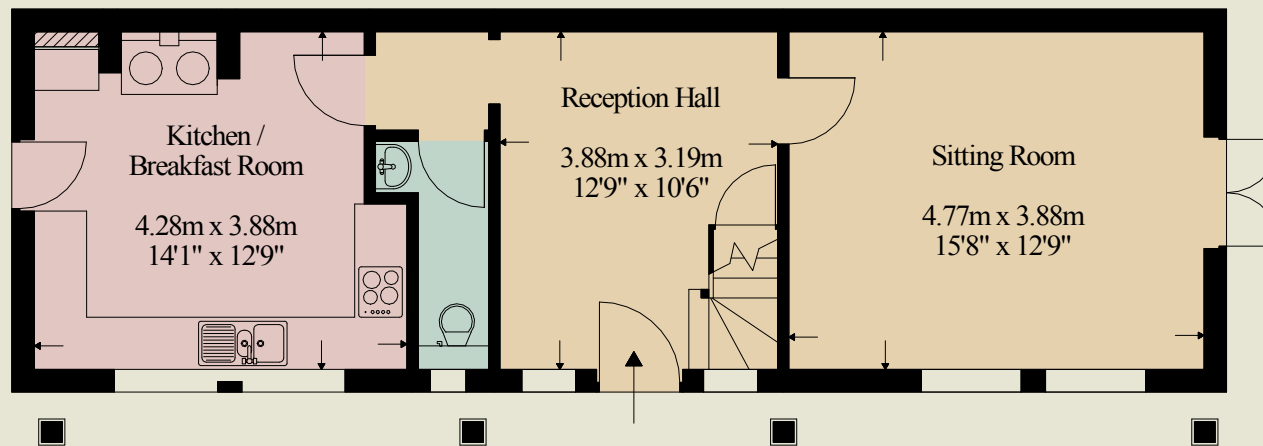
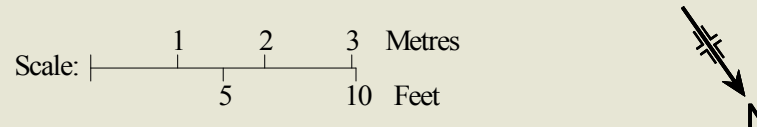
In all the gardens and grounds extend to approx. 0.33 of an acre.



# Garden Walk Cottage, Park Wall Lane, Lower Basildon.



First Floor



Ground Floor

Approximate gross internal area

116.65 sq.m. 1256 sq.ft.



## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage are connected to the property. Central heating from Worcester oil fired boiler. Oil fired Aga for cooking.

**Council Tax:** F

**Energy Performance Rating:** E

**Postcode:** RG8 9PG

**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 bear left and proceed down the High Street. Cross over the River Bridge and continue up to the top of Streatley High Street. At the traffic lights bear left onto the A329 road to Pangbourne. On reaching Lower Basildon in about 2 miles bear right at the junction by the Garage into Park Wall Lane and then immediately turn left through a walled entrance. Follow the private lane for a further 100 yards and Garden Walk Cottage will be found on the right.

## 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.

**Warmingham**  
www.warmingham.com

**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

