



1 GROVE HOUSE

LOWER BASILDON ♦ BERKSHIRE

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LOWER BASILDON ♦ BERKSHIRE

- ♦ 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 -

A lovely first floor 1 bedroom apartment in a quiet hamlet on the outskirts of Lower Basildon. The property has parking and great transport links.



♦ Entrance Hall and Stairs

♦ Sitting/Dining Room

♦ Kitchen with lovely views

♦ Double Bedroom with ensuite Shower Room

♦ Bathroom

♦ Parking for 1 car in front of property

♦ Can be available Furnished or Unfurnished

LOCATION

Situated in scenic countryside designated an “Area of Outstanding Natural Beauty”, the small village of Lower Basildon lies close to the River Thames 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 shops and amenities 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 a grand Palladian Mansion, 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 Bartholomew.

N.B. Crossrail services are scheduled to be commencing from Reading in approx. 2021 which together with the electrifying of the line will significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

1 Grove House is a lovely 1 bedroom first floor apartment, being one of only 2 within the building. Entrance leads into hallway and up the stairs with access to all rooms. The sitting/dining room looks over the front of the building and the kitchen has lovely views across to the Chilterns. The bedroom is a double room and has an ensuite shower room. There is also a further bathroom.

OUTSIDE

There is a parking for 1 car in front of the property.

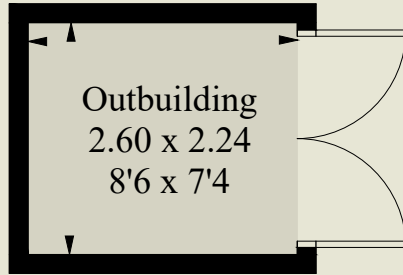


1 Grove House, Lower Basildon, RG8 9ND

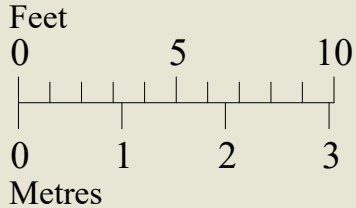
Approximate Gross Internal Area = 52 sq m / 559 sq ft

Outbuilding = 5.8 sq m / 62 sq ft

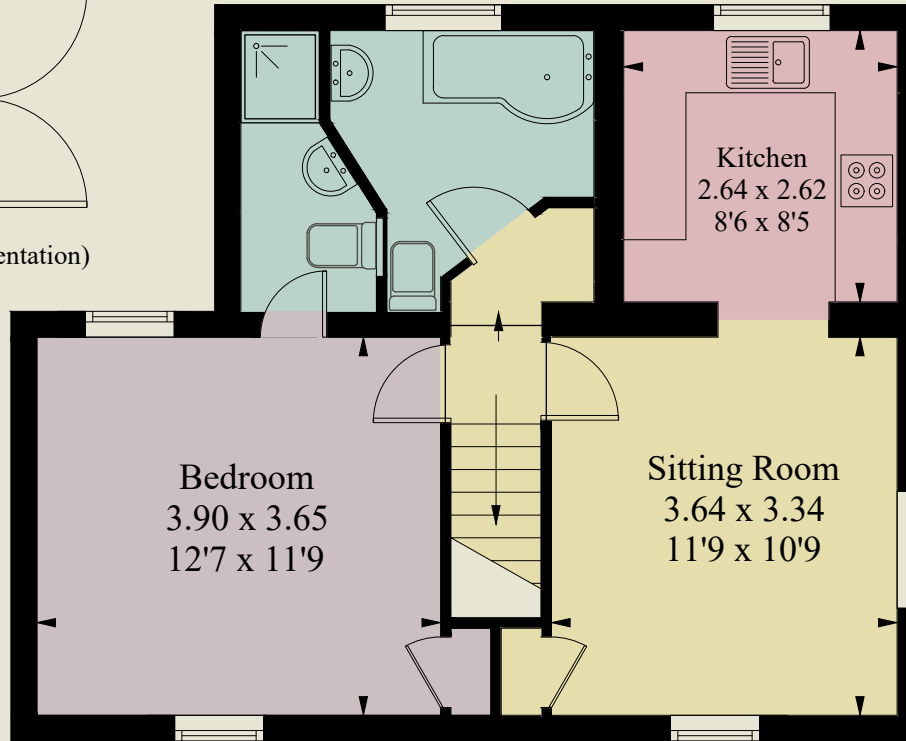
Total = 57.8 sq m / 622 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

CREATESPACE DESIGN ref 135

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

GENERAL INFORMATION

Services: Mains electric is connected to the property. Oil Central Heating

Council Tax: Band B

Postcode: RG8 9ND

Energy Efficiency Rating: D

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

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. Just before the village of Lower Basildon, there is a turning on the left with grass area in front. Turn into there and follow the road round towards the bottom and 1 Grove House will be found on your left hand side.

VIEWING

Strictly by appointment through Warmingham & Co

DISCLAIMER

N.B. 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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