



APPLECROFT

BETHESDA STREET ♦ 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)

Enjoying a relaxing ambience and outlook, the setting is simply delightful, being idyllically located in one of the most prestigious locations within this desirable village, adjoining open farmland, with wonderful far-reaching views afforded, privately situated in delightfully mature electrically gated gardens and grounds of approximately 0.28 of an acre.

A stylish family home of approximately 3,799 sq ft in size (Including limited use area), built in 2011 to an exacting standard, encompassing most attractive modern and contemporary high-quality fixtures and fittings throughout, with an inspired modern and contemporary internal design, including 4/5 bedrooms (2 suites), 3 bathrooms, 3/4 reception rooms, and a delightful galleried reception hall and landing, providing for a charming family home in a most delightful location, with early viewing being highly recommended.

- ♦ A Delightful Family Residence Backing Onto Open Farmland With Wonderful Far-Reaching Views Afforded, Extending To Approximately 3,799 Sq Ft (*Including limited use area*), Set In Approximately 0.28 Of An Acre Of Southerly Facing Wrap-Around Gardens & Grounds With Electrically Operated Gates
- ♦ Delightful Setting Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ 10 Year NHBC Warranty Originating Summer 2011
- ♦ Verandah Style Covered Entrance Porch
- ♦ Galleried Reception Hall With Oak Staircase
- ♦ Cloakroom
- ♦ Open Plan Kitchen / Breakfast Room
- ♦ Utility Room
- ♦ Sitting Room With Fireplace
- ♦ Dining Room
- ♦ Galleried 1st Floor Landing
- ♦ Master Bedroom Suite With En-Suite Bathroom
- ♦ 2nd Bedroom Suite With En-Suite Shower Room
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom
- ♦ Airing Cupboard
- ♦ 2nd Floor Landing
- ♦ 5th Bedroom / Family Room
- ♦ Integral Double Garage
- ♦ Extending To Approximately 3,799 Sq Ft (*Including limited use area*)
- ♦ Professionally Landscaped Wrap-Around Gardens & Grounds Of Approximately 0.28 Of An Acre



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, Reading, Streatley on Thames and Goring 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 well revered and outstanding local state primary and secondary schooling, including a primary school within the village itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Bradfield College, which is adjacent to the property, Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Queen Anne's School, Downe House, Rupert House School, Shiplake College, The Abbey School, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

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





PROPERTY DESCRIPTION

Situated in a peaceful and idyllic location in the quiet heart of this popular village, Applecroft is a simply stunning family home with a wholly relaxing yet engaging ambience, showcasing proudly the architectural attributes of the property, both internally and externally, whilst duly embracing its beautiful gardens and far-reaching views.

Built in the summer of 2011, to an exceptionally high standard, the property is of traditional architectural design with appealing brick elevations under a clay tiled roof, whilst internally a more contemporary note is evident, most impressive and complimentary to the building as a whole, affording particularly generous accommodation of approximately 3,799 sq ft (including limited use area), affording open plan contemporary

living combined impressively with that of a rather more traditional air, with a galleried entrance hall opening through from the veranda style covered entrance porch to 3 main reception rooms. Looking directly up from the entrance hall, the viewer is greeted with a wealth of oak staircase that winds its way up two floors, to the 1st floor galleries landing, and the 2nd floor landing. Upstairs, there are 4/5 bedrooms, 2 being suites, and the 5th bedroom on the 2nd floor offering viewers the potential for a 4th reception room, which could serve as a very spacious media room if desired.

Affording stylish and high-quality fixtures and fittings throughout, a most impressive design and lifestyle is to be enjoyed, providing for a simply exquisite family home in a most charming and convenient location, with early viewing being highly recommended.



OUTSIDE

Applecroft has a delightfully private yet attractive approach off Bethesda Street, with a splayed driveway running up to electrically controlled gates flanked by low lying close boarded fencing and mature planting, then opening through to the property itself. The drive continues into the property and a large forecourt which extends across the two thirds of the house, with the integral garage off to one side and a lawned garden off to the other side, which has a most delightful Monkey Tree overhanging it.

The rear of the property benefits from a large flag stone laid terrace running attractively along the length of the property, afforded delightful planted borders and hedged boundaries, and a predominantly southerly aspect, with delightful views over the lawned gardens, and mature trees and planting, which offer great

seclusion and a stunning vista, perfect for 'Al Fresco' dining and family activities. The gardens are a very real horticultural treat, affording a stunning array of mature colourful species throughout, with the senses alerted as one makes their way along to the end of the garden, where it adjoins open farmland. Off to one side at the end of the rear garden, there is a small vegetable garden, and to the other side, there is a wonderful raised timber decked terrace with pergola over, perfectly situated to absorb the stunning far-reaching views and wildlife.

Wrapping around the property, the professionally landscaped gardens and grounds extend to approximately 0.28 of an acre, and are delightfully attractive, duly adjoining open farmland, with simply wonderful far-reaching views afforded, and are the subject of much care and attention, which will be evident upon viewing.



Applecroft, Bethesda Street, Upper Basildon, RG8 8NT

Approximate IPMS2 Floor Area = 286 sq m / 3078 sq ft (Excluding Void)

Limited Use Area = 67 sq m / 721 sq ft

Total = 353 sq m / 3799 sq ft



GENERAL INFORMATION

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

Energy Performance Rating: B / 90

Postcode: RG8 8NT

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-on-Thames turn left and proceed down the High Street across the River Bridge and up to the top of Streatley-on-Thames High Street where at the traffic lights bear left for Pangbourne. On reaching Lower Basildon in approximately 2 miles bear right into Park Wall Lane opposite the garage. Follow this road up into Upper Basildon where Park Wall Lane merges into Bethesda Street, pass by the Village Hall and continue for a couple of hundred metres, where off on the left-hand side the private drive leading to Applecroft will be found, privately accessed through electrically controlled gates.

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.



01491 874144

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

E: sales@warmingham.com

www.warmingham.com

CREATESPACE DESIGN ref 152

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

