



3 BECKFORDS

UPPER BASILDON ♦ BERKSHIRE



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READING - 7 miles ♦ NEWBURY - 12 miles ♦ GORING &

STREATLEY on THAMES - 4 miles ♦ PANGBOURNE on

THAMES - 2½ miles ♦ M4 at THEALE (J.12) - 6 miles ♦

Trains for LONDON at PANGBOURNE (Reading to Paddington

25 mins approx) (Distances and times approximate)

Occupying a quiet elevated position nestling within the heart of the village, yet within walking distance of the village primary school and pub, and but just a short drive from Pangbourne on Thames with trains for London in under the hour, excellent local shops and amenities.

A most charming cottage of appealing design, having been modernised throughout in recent years, the property affords well presented & spacious modern & contemporary accommodation that embraces its period origins, believed to originally date back to the early 1900's, being of traditional architectural design associated with this much favoured era, beautifully set in delightful mature gardens of approximately 1/3rd of an acre, with rustic hedged and tree lined surroundings.

Incorporating numerous attractive features throughout in a simply delightful setting, early viewing is advised.

♦ Spacious Driveway & Forecourt

♦ Reception Hall

♦ Cloakroom

♦ Sitting Room With Log burning stove giving secondary heating and hot water

♦ Fitted Kitchen

♦ Dining Room

♦ 1st Floor Landing

♦ 3 Double Bedrooms

♦ Family Bathroom

♦ In All Approximately 1496 Sq Ft

♦ Delightfully Mature & Private Gardens & Grounds Of Approximately 1/3rd of an Acre

♦ Period Brick-Built Outhouse

♦ Double Garage



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 Moulsoford 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

3 Beckfords comprises the left-hand half of an individual pair of traditional Edwardian Villa style properties, believed to originally date from the early 1900's, wholly indicative of the more attractive architectural design associated with this much favoured era, having red brick elevations, probably handmade from the then local kiln works, under a twin pitched clay tiled roof.

The cottage occupies a most attractive semi-rural position, being situated in the quiet heart of the village, overlooking its own mature gardens and grounds, which extend in total to approximately $\frac{1}{4}$ of an acre, having hedged and tree lined boundaries, and with views from the first floor over the adjoining paddocks.

Through the attractive porch and front door is an entrance hall giving access to upstairs and the sitting room. Off the hallway is also a cloakroom. The sitting room has a lovely large log burning stove providing secondary heating and hot water. Rear garden views are enjoyed from this room. From the sitting room there is access to the fully fitted kitchen and separate dining area/ 2nd reception room.

Upstairs there are 3 double bedrooms all with lovely views of the surrounding countryside. The family bathroom has a large shower, WC and wash hand basin.

OUTSIDE

The property occupies a private elevated position off Beckfords, a quiet residential road located in the heart of Upper Basildon. Off Beckfords, the cottage is accessed directly onto its own private drive with double garage affording ample parking and storage.

The main rear garden beyond the terrace is largely laid to lawn, with a brick built outbuilding.

Both private and delightfully attractive, the gardens and grounds extend to approximately $\frac{1}{3}$ rd of an acre.



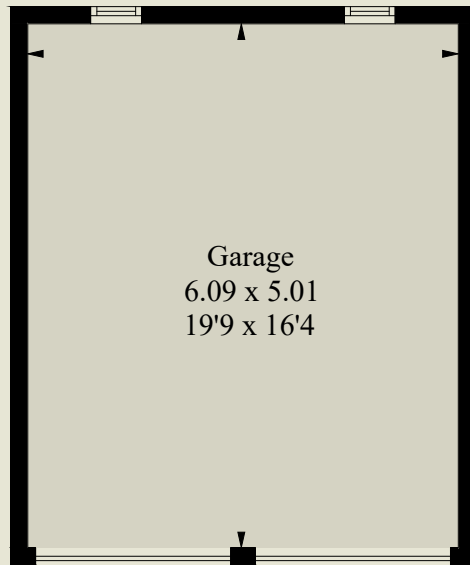
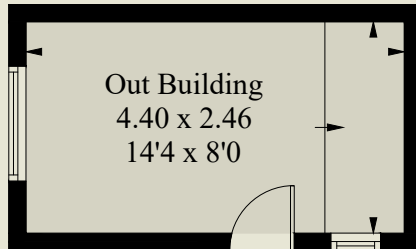
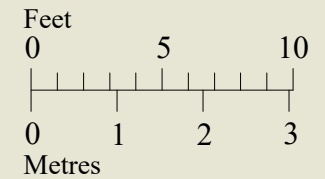


3 Beckfords, Upper Basildon, RG8 8PB

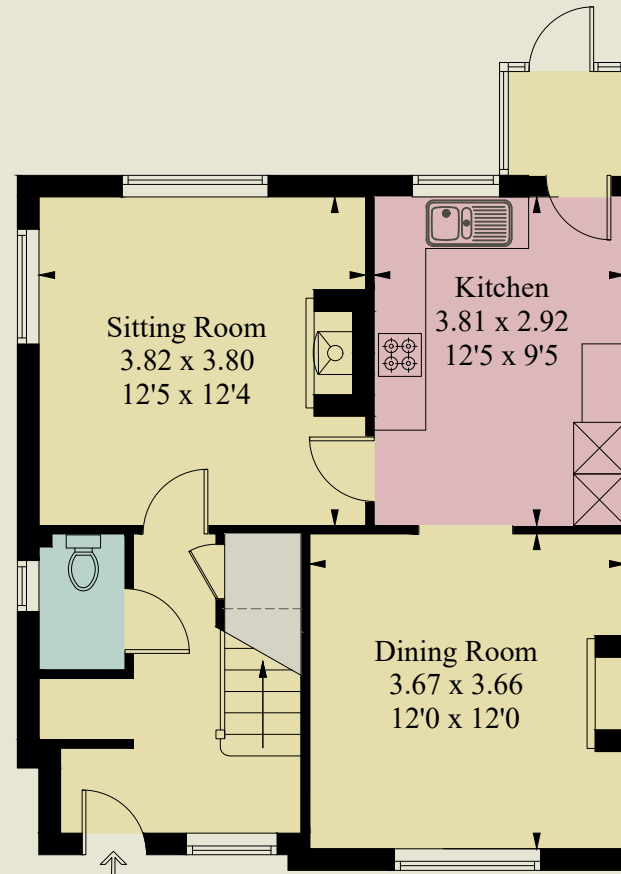
Approximate Gross Internal Area = 99 sq m / 1065 sq ft

Outbuildings = 40 sq m / 430 sq ft

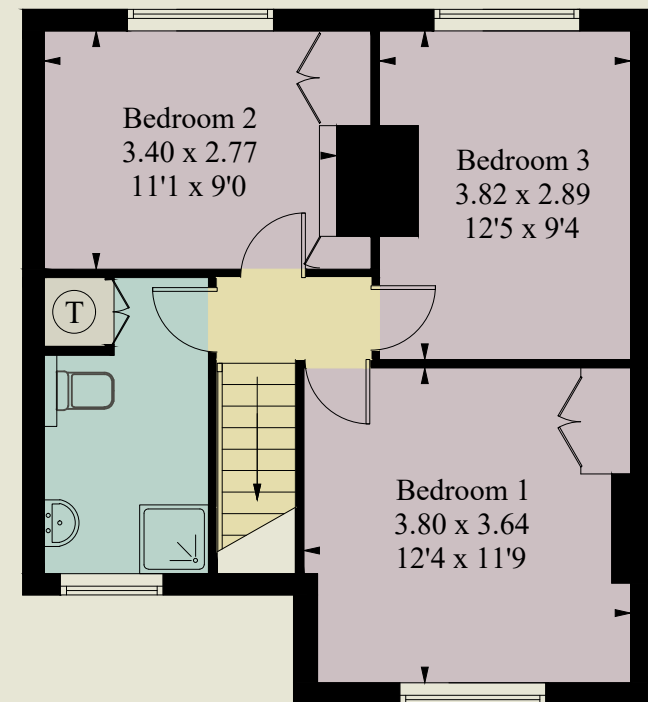
Total = 139 sq m / 1496 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

CREATESPACE DESIGN ref 201

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



GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Calor gas tank central heating and hot water. Secondary heating and hot water from log burning stove. Solar panels providing a Feed-in Tariff.

Energy Performance Rating: E / 42

Postcode: RG8 8PB

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 Pangbourne continue into the village and at the mini roundabout by The Elephant, at the junction with the High Street, continue straight across into Church Road and then first right into Pangbourne Hill. Leave the village at Pangbourne Hill and in a further mile bear right at the next junction for Upper Basildon. Proceed into Upper Basildon itself and on reaching the triangular green by the parish church, bear right at the fork and at the next fork bear left which leads down to a small crossroads, where continue straight across into Beckfords. 3 Beckfords will be found towards the top of the road on the right hand side, immediately past the junction with Maple Lane.

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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