



## 3 THE ORCHIDS

LOWER 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)

Situated in the village of Lower Basildon near the River Thames and Basildon House, and midway between the Riverside villages of Pangbourne and Streatley-on-Thames within easy reach of Reading, and mainline trains for London Paddington in under the hour and for the M4, the property is privately set in mature gardens and grounds and enjoying far reaching views across to the Chilterns Escarpment beyond on the Oxfordshire side of the river Thames.

A delightful 4 bedroom detached home, built in 2015, with the benefit of an original 10 year new home warranty, yielding light and spacious accommodation which extends to approximately 1,345 sq ft, incorporating character features in tune with local architectural heritage, whilst also benefitting from delightful modern and contemporary flare with attractively arranged spacious accommodation throughout affording exceptionally attractive fixtures and fittings, and décor.

♦ A Delightful Modern & Contemporary Home With Far-Reaching Views

♦ Close To The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ 10 Year New Home Warranty Originating In 2015

♦ Spacious Private Driveway

♦ Front Veranda

♦ Reception Hall

♦ Airing Cupboard

♦ Kitchen / Dining Room

♦ Utility Room

♦ Sitting Room With French Doors To Garden

♦ Master Bedroom Suite With En-Suite Shower Room

♦ 3 Further Bedrooms

♦ Family Bathroom

♦ Private & Spacious Gardens With Timber Shed

♦ In All Approximately 1,345 Sq Ft Internally



## SITUATION

Situated in scenic countryside designated an 'A.O.N.B' and set between the small village of Lower Basildon and Streatley on Thames at the foot of the Berkshire Downlands, overlooking the Thames Valley and the Chilterns on the Oxfordshire side of the river. This is a walker's paradise.

Comprehensive everyday amenities and facilities including shops, banks, health centres, and libraries 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, Oxford and Newbury all easily accessible, as are the M4 & M40 motorways. There are excellent local primary schools at Streatley and Upper Basildon.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence in 2021, which together with the completed electrification of the line, has significantly improved travelling times to East and West destinations.

In addition to having well revered and outstanding local state primary and secondary schools, the area is also extremely well served by an excellent range of private schooling, of particular note: Cranford House School; The Oratory Preparatory and senior Schools; Moulsoford Preparatory School; St Andrews Preparatory School; Pangbourne College; Brockhurst & Marlston House; Downe House; Rupert House School; Shiplake College; The Abbey Schools; Bradfield College; The Manor Preparatory School; Abingdon Preparatory and senior Schools; Radley College; and St Helen & St Katharine.

On the edge of Lower Basildon stands the historic Grade I Listed Basildon Park, now owned by the National Trust and open to the public, as is Beale Park, which extends along the banks of the river with its many exotic animals and birds, huge play area, lake and miniature railway. Near the river in Church Lane is the historic 13th century Parish Church of St Bartholomew also Grade I Listed.

Streatley-on-Thames, within walking distance on the Berkshire side of the river, is another picturesque village surrounded by hills and woodland now mainly owned by the National Trust. Overlooking the lock and weir, and the picturesque bridges crossing into Goring, is the recently renovated, luxury 4-star, riverside 'Swan at Streatley' hotel, offering facilities including the Coppa Club, leisure, well-being and fitness.

Across the river, the larger village of Goring-on-Thames offers a wide range of amenities and facilities including shops, a modern health centre, traditional inns, a hotel, library, dentist, and importantly, a main line railway station providing excellent commuter services to Oxford, Reading and London (Paddington).

## PROPERTY DESCRIPTION

3 The Orchids is a delightful 4 bedroom detached home only built in 2015. The property incorporates many character features being in tune with local architectural heritage, having appealing part multi stock brick and part tile hung elevations under a steeply pitched clay tile roof.

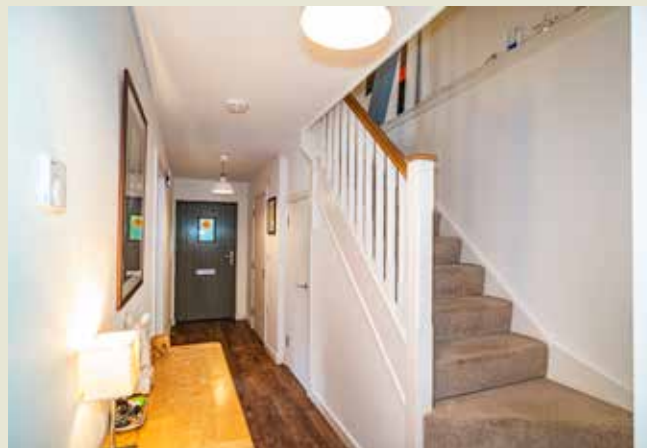
Internally the accommodation is both spacious and well-proportioned, extending to approximately 1,345 sq ft, affording versatile modern family living, with a delightful modern and contemporary flare that will be evident upon viewing, and boasting exceptionally attractive fixtures and fittings, with stylish décor throughout.

Occupying a commanding and idyllic position set in mature gardens and grounds, the property enjoys far reaching views across to the Chilterns Escarpment beyond on the Oxfordshire side of the river Thames.

## OUTSIDE

Attractively tucked away at the rear of the development, a wide part gravelled and part brick paviour driveway hedged on two sides, runs across the frontage to the property, affording spacious parking. To one side a veranda opens through to the house itself, and to the other side a tall timber pedestrian gate opens through to the gardens.

The gardens enjoy a sheltered and private aspect, adjoining the house with a paved terrace perfect for 'Al Fresco' dining and entertaining. Beyond the paved terrace the main garden is conveniently laid to lawn whilst attractively flanked by timber fencing and mature planting, with a timber shed in the bottom corner of the garden.







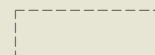
# 3 The Orchids, Lower Basildon, RG8 9NL

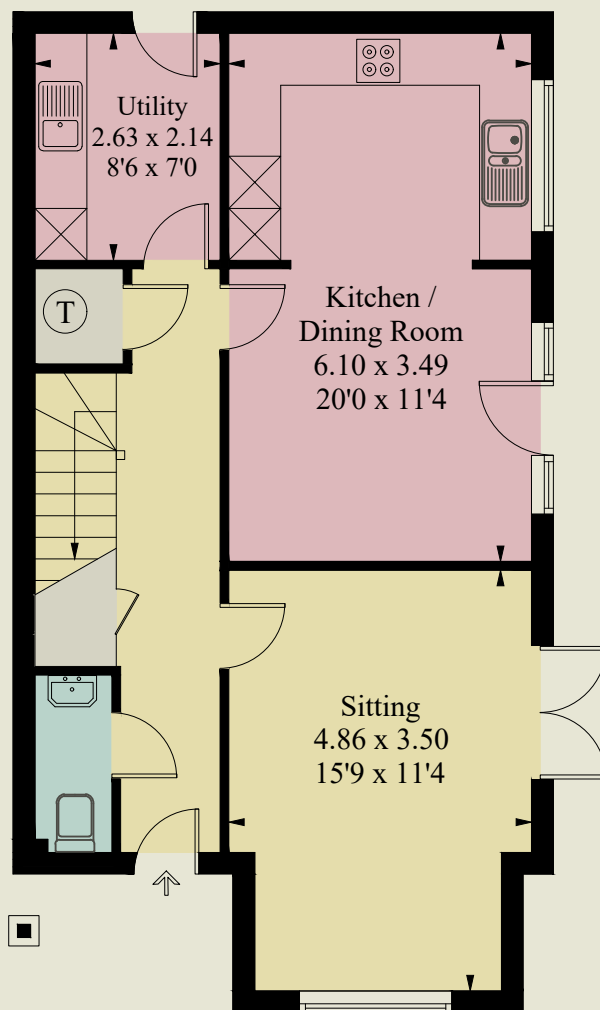
Approximate Gross Internal Area = 122 sq m / 1313 sq ft

Limited Use Area = 3 sq m / 32 sq ft

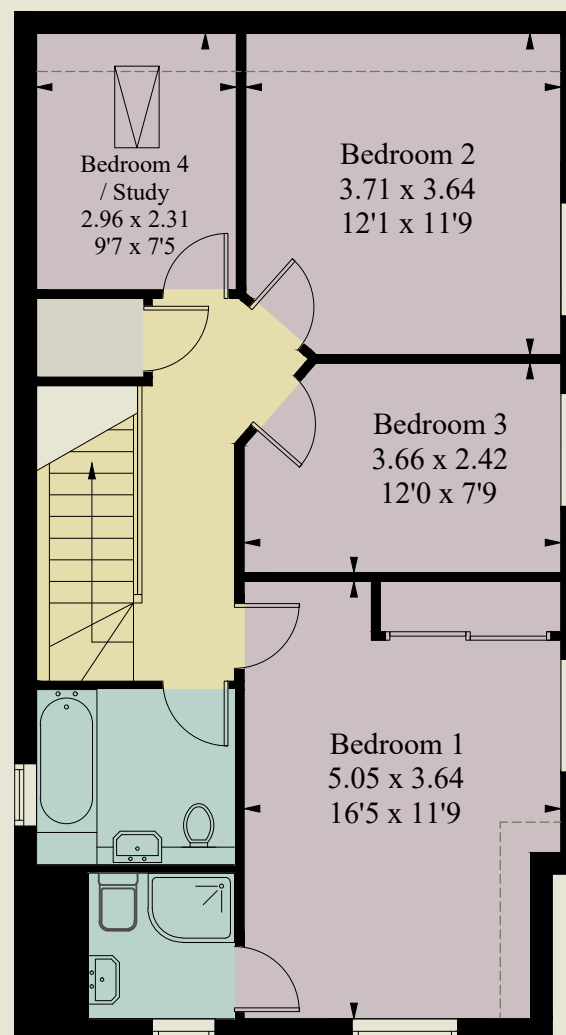
Total = 125 sq m / 1345 sq ft



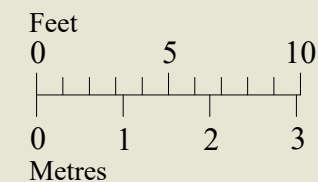
 = Reduced head height below 1.5 m



Ground Floor



First Floor



CREATESPACE DESIGN ref 195

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. Part-underfloor central heating and hot water from energy efficient air source heat pump.

**Energy Performance Rating:** B / 85

**Postcode:** RG8 9NL

**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 Lower Basildon in approximately 2 miles proceed through the village where the entrance to The Orchids will be found off on your left-hand side, immediately after the village petrol station and convenience stores. 3 The Orchids will be found tucked away to the rear of this small development.

## 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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