



GREENWAYS

UPPER BASILDON ♦ BERKSHIRE





# GREENWAYS

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Goring (London Paddington within the hour) 3 miles ♦

Streatley High Street/River 2 ½ miles ♦ Pangbourne 2 miles ♦

Reading 7 miles (London Paddington 27 minutes) ♦ M4 (Junction

12) 7 miles ♦ Henley on Thames 15 miles ♦ Newbury 11 miles ♦

Oxford 18 miles (Distances and times approximate)

Privately tucked away within this lovely Berkshire village and conveniently placed for access to Pangbourne with commuter trains to Reading, Oxford and London Paddington and Theale for M4.

A detached house with scope to refurbish and extend, sitting within a large plot of approximately 1.2 acres of fantastic gardens, backing onto adjoining fields and offering wonderful views.

- ♦ Entrance Hall
- ♦ Study
- ♦ Cloakroom
- ♦ Dining Room with Woodburner
- ♦ Sitting Room
- ♦ Kitchen with AGA
- ♦ Second Cloakroom
- ♦ Boot Room

- ♦ Main Bedroom with Ensuite Shower Area
- ♦ Bedroom with Dressing Room
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom

- ♦ Single Garage
- ♦ Double Garage with Car Inspection Pit, Workshop, Log Store

- ♦ In All Approximately 2,981 sq ft

- ♦ Driveway

- ♦ Private Secluded Gardens and Grounds of Approximately 1.2 of an Acre



## SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downlands 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, 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 its own well revered primary school, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; St Andrews Prep School, Bradfield College, Pangbourne College, Downe House, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

The village enjoys excellent road communications with easy access to surrounding major towns and for the M.4 at Theale (J.12).

## PROPERTY DESCRIPTION

Built in the 1950's, Greenways offers a rare opportunity. The house itself is traditionally constructed with red brick elevations and part tiled and part flat roof. Having been extended over the years to offer generous space, the house itself is in need of refurbishment and can be further extended, subject to relevant planning permission. It does benefit from having had UPVC windows recently fitted.

There is a detached double garage in a brick and flint design. 2 electric roller doors to the front take you into the garage which has an inspection car pit and ladder taking you up to loft storage above. There is a workshop area to the side and a log store with separate side door entrance. To the other side of the property is another extra long single garage. An early viewing is advised to take in all that the property offers.

## OUTSIDE

Set within 1.2 acres of grounds and wonderful gardens, the plot is truly stunning. A large hedged frontage offers privacy which continues throughout the entire area. The gardens have been planted with flowers, shrubs and trees and been well tended to over the years. The driveway sweeps round to the front of the house and there is ample parking. The plot is fully lawned and has several parts. A bricked boundary  $\frac{3}{4}$  of the way down hides a cottage garden and there is a large pond and shed/summer house, as well as a line of solar panels, perfect as it is south west facing. The far boundary has wonderful views of the adjacent fields and the whole plot is a huge asset and offers a wonderful opportunity.



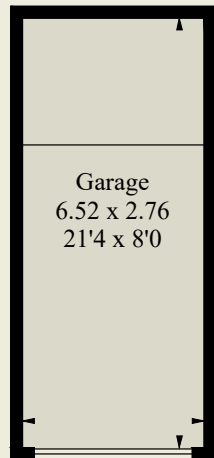
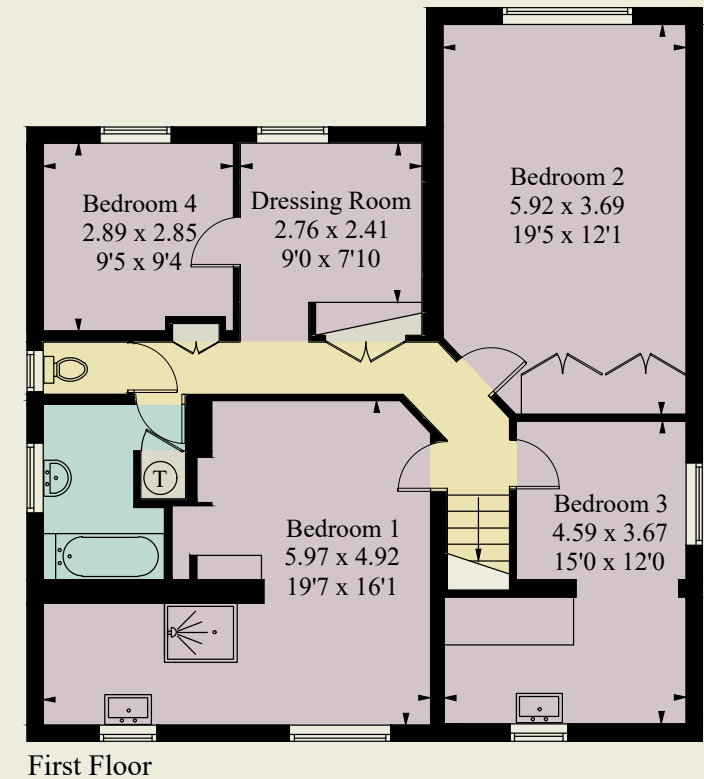
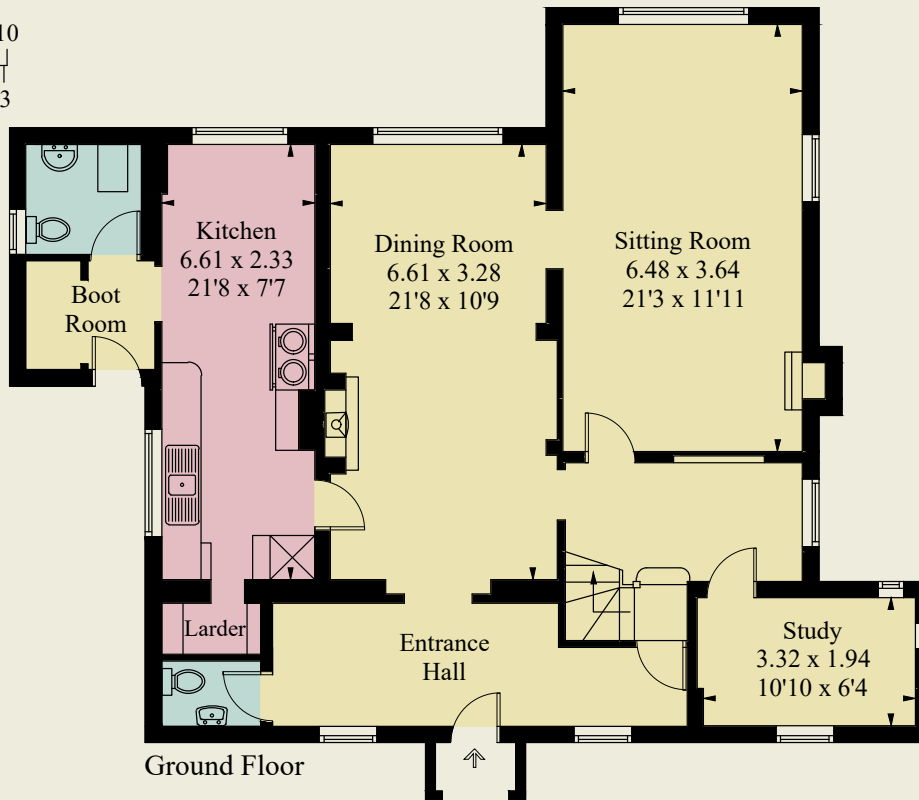
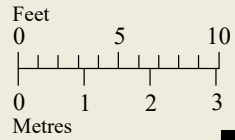


# Greenways, Aldworth Road, Upper Basildon, Berkshire, RG9 8NH

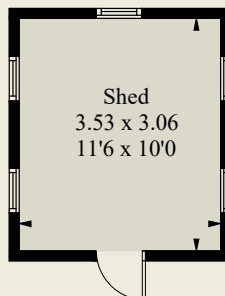
Approximate Gross Internal Area = 195 sq m / 2098 sq ft

Outbuildings = 82 sq m / 882 sq ft

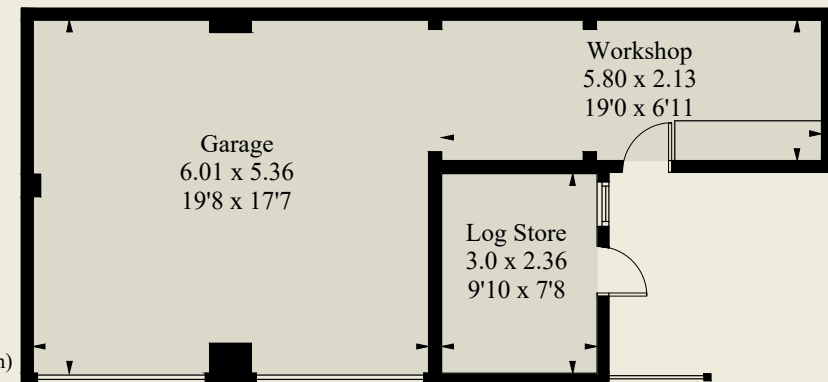
Total = 277 sq m / 2981 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 490

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



## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage are connected to the property. Part central heating from oil fired boiler. Hot water cylinder benefits from solar thermal heating panel on roof.

**Council Tax:** F

**Energy Performance Rating:** D / 63

**Postcode:** RG8 8NH

**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 turn right opposite the garage into Park Wall Lane. Follow this road and it will naturally flow into Bethesda Street. At the end of the road, turn left onto Alworth Road and Greenways will be found about 75 metres along on the right hand side.

## 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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