



# CLAREMONT HOUSE

BETHESDA STREET ♦ UPPER BASILDON ♦ BERKSHIRE







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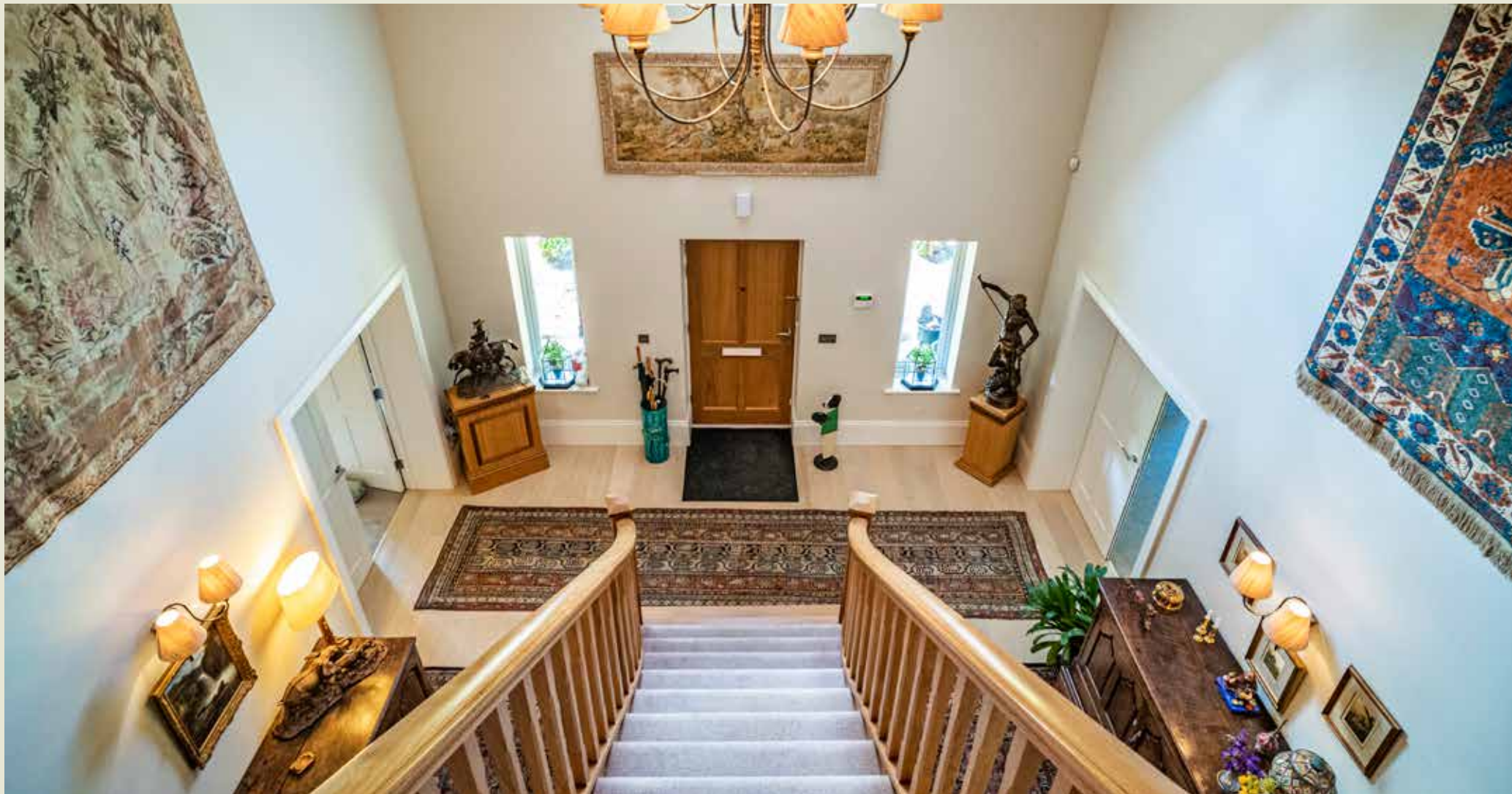
READING - 7 miles ♦ OXFORD - 19 miles ♦ HENLEY on THAMES - 13 miles  
♦ NEWBURY - 10 miles ♦ M4 (J12) - 6 miles ♦ M40 (J6) - 15 miles ♦ HEATHROW - 40 miles  
♦ Mainline Railway Station to LONDON PADDINGTON within the hour - 2 miles  
(Distances and times approximate)

Idyllically located in a most desirable location within this quintessential English village, backing on to open countryside in a most impressive setting with panoramic views afforded, this stunning residence, built in 2015, extends to approximately 5,877 sq ft in all, including the detached triple garage, and is finished to the very highest of standards, perfectly blending character architectural features with that of a more modern air, with contemporary high-quality finishes evident throughout, culminating in a very special home, which yields an inspired and tasteful orientation with great light and space, affording 5 bedrooms, 3 being suites, 4 bathrooms, and 5 reception rooms, encapsulating the professionally landscaped gardens and grounds of approximately 0.52 of an acre.

Careful planning and attention has provided modern open plan living whilst preserving beautiful traditional features and ambience, embracing the delightful gardens and grounds and far-reaching views, with inside outside living, encapsulating an 'Al Fresco' lifestyle, culminating in an exquisite family home.

- ♦ An Exquisite Family Residence Of Striking Architectural Design Throughout Affording Awe-Inspiring Far-Reaching Views Over Open Adjoining Countryside
- ♦ Prestigious Quiet Village Location Within Close Walking Or Driving Distance Of Extensive Amenities, Schooling, Mainline Railway Station To London Paddington & Scenic Riverside
- ♦ Private Electrically Gated Driveway
- ♦ Covered Veranda Style Entrance Porch
  - ♦ Grand Galleried & Vaulted Reception Hall With Oak Staircase & Snug
  - ♦ Cloakroom
  - ♦ Coat Cupboard
  - ♦ Kitchen / Living Room With Fitted '1909 Kitchens' Kitchen / Dresser & Media Units / Walk-In Pantry & Bi-Fold Doors To Gardens
  - ♦ Utility Room With Covered Porch & 2nd Cloakroom
  - ♦ Plant Room
  - ♦ Dining / Family Room
  - ♦ Drawing Room With 'Rudloe Hartham' Fireplace & 'Chesney's Beaumont' Wood Burner
- ♦ Home Office With Bespoke Fitted 'Conquest' Furniture
- ♦ Grand Galleried & Vaulted Landing
  - ♦ Airing Cupboard
  - ♦ Linen Store Cupboard
  - ♦ Master Bedroom Suite With Bespoke Fitted 'Conquest' Furniture, Walk-In Dressing Room With 'Alexander Lewis' Fitted Furniture, En-Suite Bathroom Equipped With Villeroy & Boch
  - ♦ 2 Further Bedroom Suites With En-Suite Shower Rooms Equipped With Villeroy & Boch
  - ♦ 2 Further Bedrooms, 1 With Bespoke Fitted 'Conquest' Furniture
  - ♦ Family Bathroom Equipped With Villeroy & Boch
- ♦ Detached Triple Garage With Electrically Operated Door & Glazed Car Port
  - ♦ Gardeners Shed
  - ♦ Store Shed
  - ♦ Greenhouse
- ♦ In All Extending To Approximately 5,877 Sq Ft
- ♦ Professionally Landscaped Gardens & Grounds Of Approximately 0.52 Of An Acre Adjoining Open Countryside





## 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, Stratley 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 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; Bradfield College, Pangbourne College, Downe House, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

Crossrail services are scheduled to be commencing from Reading shortly, which together with the electrifying of the line will significantly improve travelling times to central London destinations.







## PROPERTY DESCRIPTION

Situated in a peaceful and idyllic location in the prestigious quiet heart of this popular English village, well set back in mature and private electrically gated gardens and grounds, Claremont House is a simply stunning family residence with a wholly relaxing yet engaging ambience, showcasing proudly the architectural attributes of the property, both internally and externally.

Built in 2015 to an exceptionally high standard, by Messrs Rectory Homes, being of traditional architectural design with appealing red brick and part brick & flint / part tiled elevations under a tri-hipped clay tiled roof, internally a most striking balance of traditional and contemporary notes are evident, affording particularly generous accommodation of approximately 5,877 sq ft, including the detached triple garage, with an inspired and striking layout to be found, boasting open plan contemporary living combined impressively with that of a rather more traditional air, which embraces light and space most creatively.

Opening through from the covered veranda style entrance porch with wide front door and flanked glazing, all principle reception rooms lead off a grand galleried and vaulted reception hall with snug to the rear, including the drawing room with fireplace & log burner, dining / family room, office with fitted furniture, and kitchen / living room with bi-fold doors opening out to the gardens, perfect for 'Al Fresco' dining. Additionally to the ground floor, there are two cloakrooms, a utility room, a coat cupboard, and plant room.

From the reception hall an open oak staircase leads up to the 1st floor galleried and vaulted landing, with all five bedrooms approached from there. There is a master bedroom suite with en-suite bathroom and dressing room with additional fitted bedroom furniture, 2 further bedroom suites with en-suite shower rooms, and 2 further bedrooms, all having fitted bedroom furniture, and to the landing there is an airing cupboard and linen cupboard

A simply wonderful opportunity afforded to acquire such a unique and delightful home, and quite rare to the open market, early viewing of Claremont House is highly recommended.











## OUTSIDE

Enjoying a most delightfully private yet attractive approach off Bethesda Street, a splayed driveway leads up to electrically controlled hardwood gates flanked by tall brick pillars, with low lying hedging and a lawned frontage. Opening through the gates, spacious lawned gardens are found on two sides, with a gravelled driveway affording ample parking for numerous vehicles, and leading to the detached triple garage with electrically operated front door and pedestrian side door. Across one side of the garage there is a glazed car port. From the driveway, a stone laid pathway leads up to the veranda style covered front porch, with clipped boxed hedging on either side.

Dual timbers gates to either side lead around the property, with stone laid pathways making their way to the main rear gardens and grounds. Off to one side there is a gardeners shed and a store shed, whilst to the other side there is a glazed greenhouse.

The rear of the property benefits from a large flag stone laid terrace running attractively along the length of the property, with wide glazed doors opening out from the house, perfect for 'Al Fresco' dining, and seamlessly meeting the extensive lawned gardens, with delightful views afforded beyond to the adjoining open countryside. The boundaries are hedged and fenced, and interspersed with an attractive array of mature trees, with a planted border to the rear boundary, affording a pretty outlook from the house itself.

Wrapping around the property, the professionally landscaped gardens and grounds extend to approximately 0.52 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.









# Claremont House, Bethesda Street, Upper Basildon, RG8 8NT

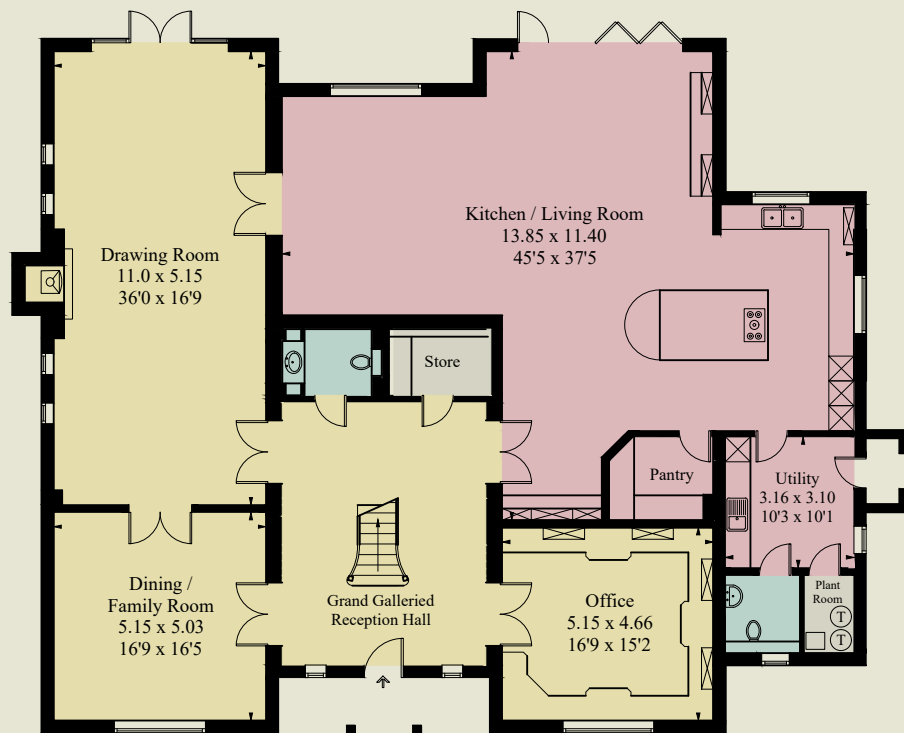
Approximate Gross Internal Area = 487 sq m / 5242 sq ft

Garage = 55 sq m / 592 sq ft    Limited Use Area = 4 sq m / 43 sq ft

Total = 546 sq m / 5877 sq ft

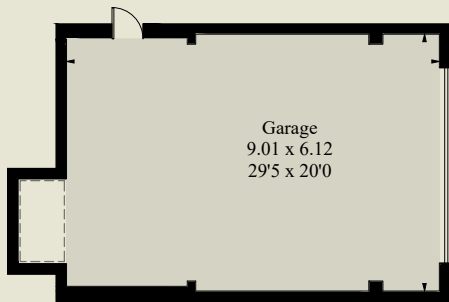


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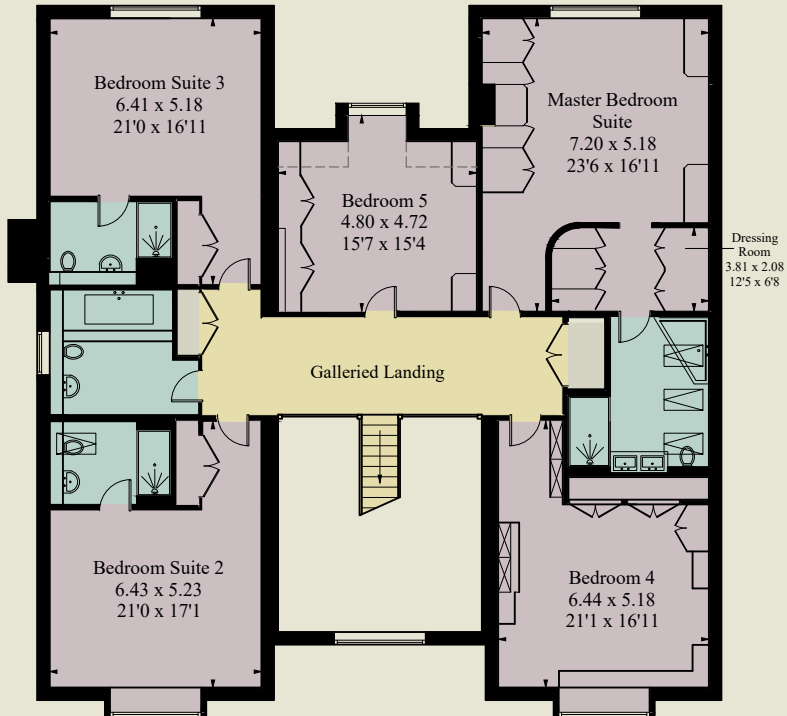


Ground Floor

Car Port



(Not Shown In Actual Location / Orientation)



First Floor

[Dashed Line] = Limited Use Area



## GENERAL INFORMATION

**Services:** Mains electricity, water, and drainage are connected to the property. Energy efficient air source heat pump serving central underfloor heating. Mood Lighting By Lutron to main reception rooms and master bedroom suite.

**Security:** Level 2 by design, with NACOSS approved alarm system

**Original 10 Year New Home Warranty:** Originated 2015

**Energy Performance Rating:** C / 78

**Postcode:** RG8 8NT

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

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From Warmingham & Co 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 signposted for Pangbourne. On reaching Lower Basildon in approximately 2 miles, turn right opposite the garage into Park Wall Lane. Follow this road into the village of Upper Basildon at which point Park Wall Lane becomes Bethesda Street. Proceed for a further 100 metres or so, and Claremont House will be found off on the left-hand side, privately accessed through electrically operated hardwood 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.

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The Property  
Ombudsman

**01491 874144**

4/5 High Street, Goring-on Thames

Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

CREATESPACE DESIGN ref 158

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





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HOUSE

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