



# GREENWAYS

UPPER BASILDON ♦ BERKSHIRE

**Warmingham**

[www.warmingham.com](http://www.warmingham.com)

# GREENWAYS

UPPER BASILDON ♦ BERKSHIRE

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)

Offering tremendous potential 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 requiring complete refurbishment or to rebuild within a large plot of approximately 1.2 acres of fabulous gardens backing onto adjoining fields and offering wonderful views.

♦ Offering Potential To Refurbish Or Rebuild, Subject To Planning Permission In Grounds Extending To 1.2 Acres Of Fabulous Gardens

♦ Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Excellent State & Private Schools With Bus Services

♦ Existing House 2,981 sq ft plus Double Garage with Car Inspection Pit, Workshop, Log Store

♦ Private Driveway



## 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. 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, Moulsoford 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

The existing property requires total refurbishment or to rebuild, subject to planning permission (applied for, not approved). The original house was built in the 1950's and extended in later years. There is a detached double garage in a brick and flint design with inspection car pit and ladder taking you up to loft storage above. An early viewing is advised to take in all of its potential.

## 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 tending 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.

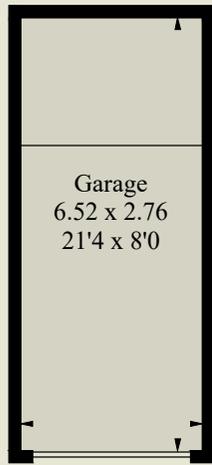
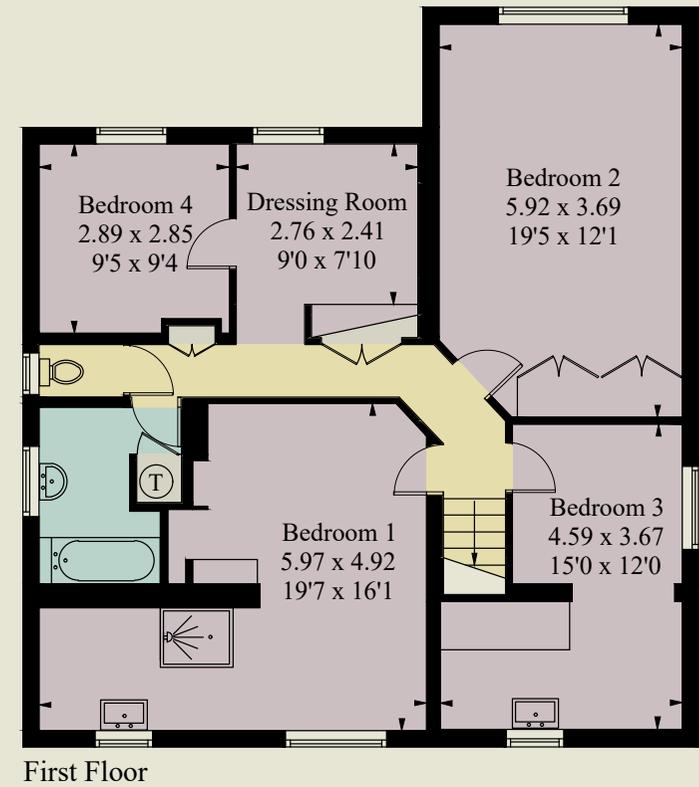
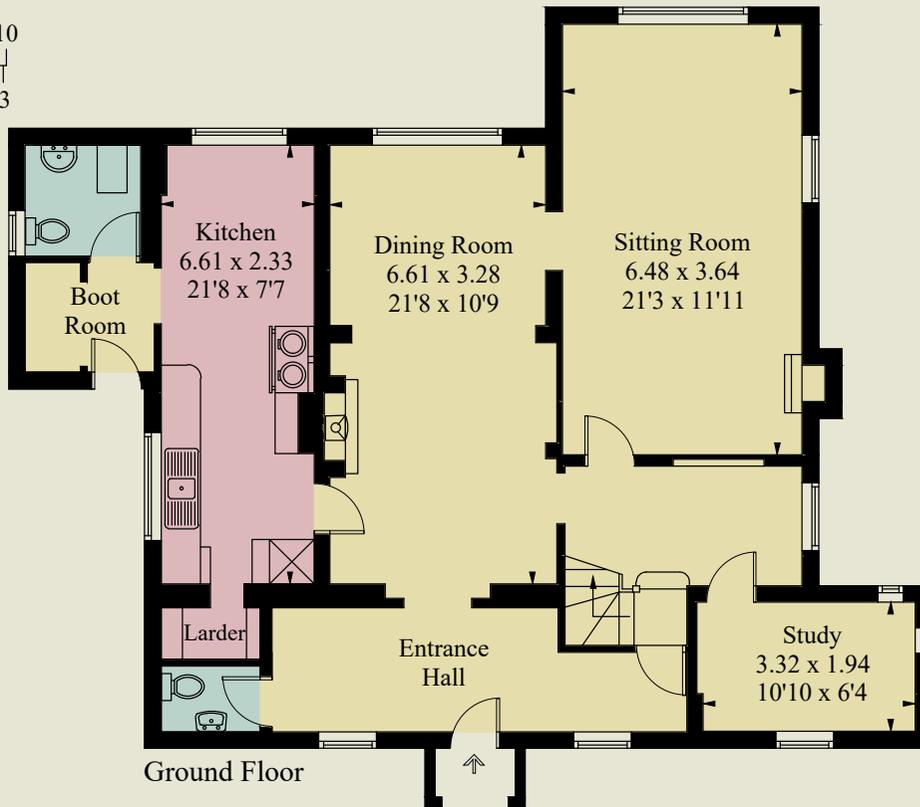
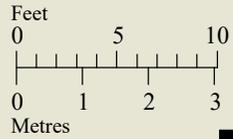


# Greenways, Aldworth Road, Upper Basildon, Berkshire, RG8 8NH

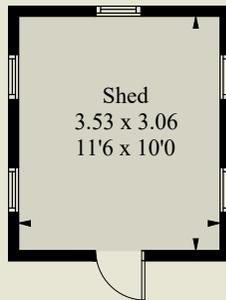
Approximate Gross Internal Area = 195 sq m / 2098 sq ft

Outbuildings = 82 sq m / 882 sq ft

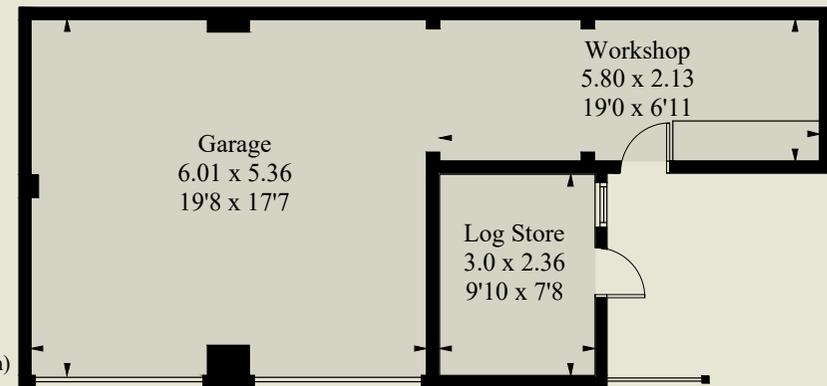
Total = 277 sq m / 2981 sq ft



(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.

Link to planning applied for below:

<https://publicaccess.westberks.gov.uk/online-applications/propertyDetails.do?keyVal=HZUYYNRD60000&activeTab=summary>

**Council Tax:** F

**Energy Performance Rating:** D / 63

**Postcode:** RG8 8NH

**Local Authority:** West Berkshire District Council

## VIEWING

Strictly by prior 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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