



KITES WOOD HOUSE

BETHESDA STREET ♦ UPPER BASILDON ♦ BERKSHIRE

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BETHESDA STREET ♦ UPPER BASILDON ♦ BERKSHIRE

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)

Situated in the heart of this delightful picturesque Berkshire Downs village, enjoying a peaceful ambience and outlook, yet easily accessible for extensive nearby amenities, the scenic riverside, and mainline railway station providing access to London Paddington in under the hour.

A beautifully presented family house built in 2014 and featuring high specification fixtures and fittings, set within a mature plot offering wonderful woodlands views. A property of this quality is rare to the market and an early viewing is advised.

♦ Automated Entrance Gate

♦ Large Gravelled Driveway

♦ Entrance Porch

♦ Grand Entrance Hall

♦ Kitchen with Larder

♦ Living/Dining Room with Wood Burner

♦ Sitting Room with Wood Burner

♦ Rear Lobby

♦ Office/Study

♦ Utility Room

♦ Cloakroom with Shower

♦ Curved Staircase up to Galleried Landing

♦ Main Bedroom with Large Ensuite
Bathroom with Bath and Walk In Shower
and Dressing Room

♦ Second Bedroom Suite with Built In
Cupboard and Ensuite Shower

♦ 2 Further Bedrooms

♦ Family Bathroom with Bath and
Walk In Shower

♦ House In All Approximately 3046 sq ft

♦ Detached Garage with Plant Room
and Cloakroom

♦ Large 2 Room Garden Shed

♦ Total 3713 sq ft

♦ Gardens and Grounds of Approximately
0.4 of an acre

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, 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 respected primary school, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; St Andrew's, Bradfield College, Pangbourne College, Downe House, Cranford House, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

Kites Wood House is a beautifully designed contemporary family house incorporating many "smart" features as well as high specification fixtures and fittings. Entrance is through a wide, pivoted, glass front door into an impressive entrance hall featuring a stunning curved staircase.

The quality is immediately evident and there is masses of natural light. The wonderfully crafted hand-made kitchen features a large island with oak top and a walk in larder. Steps then lead down into the living room with dining area off to the side. Sliding doors take you to one of the many terraces which surround the house. There is a wood burner built into the wall and all around are stunning garden views with woodland beyond providing a very relaxing backdrop. Doors in both the living and dining room open level with the terraces providing a feeling of inside/outside living perfect for "al fresco" dining and entertaining.

There is a separate sitting room with a wood burner. The hallway extends round to the cloakroom with shower and then to the office. The hallway has 2 built in cupboards. There is a good sized rear lobby with back door and a large utility room which incorporates the Audio Visual control units. The curved staircase takes you up to the spacious galleried landing which offers views across the front of the property through large velux windows. The landing has loft access to the far end and has a ladder taking you up to a full height loft which is fully boarded. The master bedroom suite sits across the whole width of the property. The bedroom incorporates a separate dressing room and luxurious ensuite with double sink, rounded bath and large walk in shower. There are also 2 eaves storage cupboards.





The master bedroom has a large window looking out onto the garden and allows plenty of space for a bed and also a tranquil seating area to enjoy and relax with nature. There is a second bedroom suite with ensuite shower room and built in cupboards. 2 further double bedrooms are found to the far end of the landing and family bathroom sits in-between the rooms with bath and separate walk in shower. This property showcases quality in abundance and an early viewing is recommended.

DETAILED SPECIFICATION

Joinery

- ◆ All windows were made by C&G Joinery of Wantage
- ◆ Ground floor, stairs and the landing flooring is Danish Douglas Fir from Dinesen
- ◆ Hand Made Kitchen by Andrew Lord Furniture with Oak-topped Island and Silestone Worktops

Electrical & Audio Visual

- ◆ CAT 5 & 6 cabling throughout with data and TV points in all rooms
- ◆ Heat recovery and ventilation system to entire house
- ◆ Rako lighting control system
- ◆ Sonos Sound System in all rooms - speakers plastered into ceiling in kitchen and sitting room
- ◆ House and garage have a monitored alarm system. There is also wiring installed for possible future security cameras
- ◆ Automated front electric gates on remote system with BT line connected
- ◆ Gigiclear Fibre Optic Broadband connected

Plumbing & Heating

- ◆ Ground source heat pump with bore holes
- ◆ Underfloor heating to entire house with each room separately controlled
- ◆ Hot water system on secondary system providing instant hot water
- ◆ Sanitaryware from the.artceram, Mastelladesign, Geberit, Hansgrohe
- ◆ Phoenix Woodburner with external venting system in living room

External

- ◆ Lindab Aluminium Gutters & Downpipes
- ◆ Terrace made from Brazilian Slate
- ◆ Irrigation System to Garden

Kitchen

- ◆ Integrated Wolf Double Oven and Hob, Miele Dishwasher, Steam Oven and Sub Zero Drawer Fridge







OUTSIDE

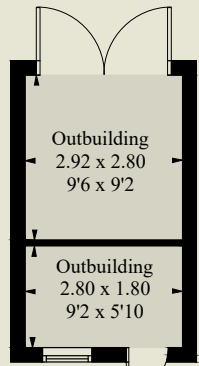
Quietly situated behind electric wooden gates, the property opens into a large gravelled driveway with ample parking for several cars, plus garage. The garage has underfloor heating and includes a “gardeners cloakroom” and there is a separate plant room which contains the ground source heat pump heat exchanger unit and the large water tanks. The property’s boundary is a combination of hedging, oak fencing and woven willow fencing. The front has a large lawn area with mature trees, such as Silver Birch and Canadian pine. There is a low brick wall incorporating box hedging surrounding the front

and then continuing round both sides. On the left hand side of the house is a porch area which leads directly into the rear lobby. The kitchen door leads on to the terrace which wraps all the way round to the back of the property allowing for plenty of outdoor seating opportunities which can be in the sun or shade throughout the day. The main garden sits at the back and is laid to lawn with a Husqvana robotic mower and planting to the border. There is an automatic irrigation system. A large shed with 2 rooms is carefully tucked away behind some fencing. The garden backs onto woodland, offering a wonderful peaceful backdrop. The grounds truly compliment the property, making for a stunning home.

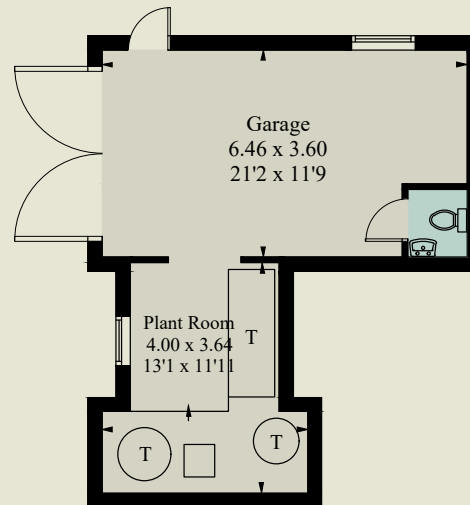


Kites Wood House, Bethesda Street, Upper Basildon, Berkshire, RG8 8NU

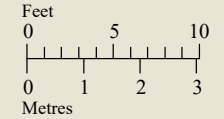
Approximate Gross Internal Area = 283 sq m / 3046 sq ft
 Limited Use Area = 13 sq m / 139 sq ft Outbuildings = 49 sq m / 527 sq ft
 Total = 345 sq m / 3713 sq ft



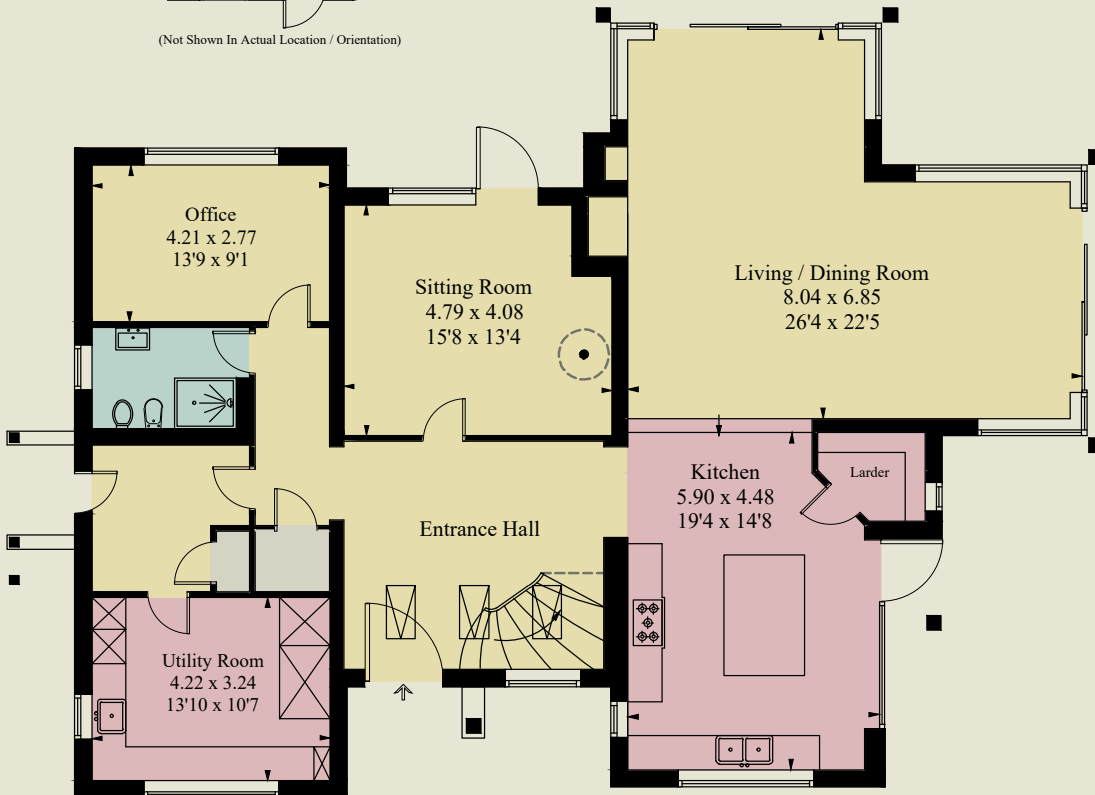
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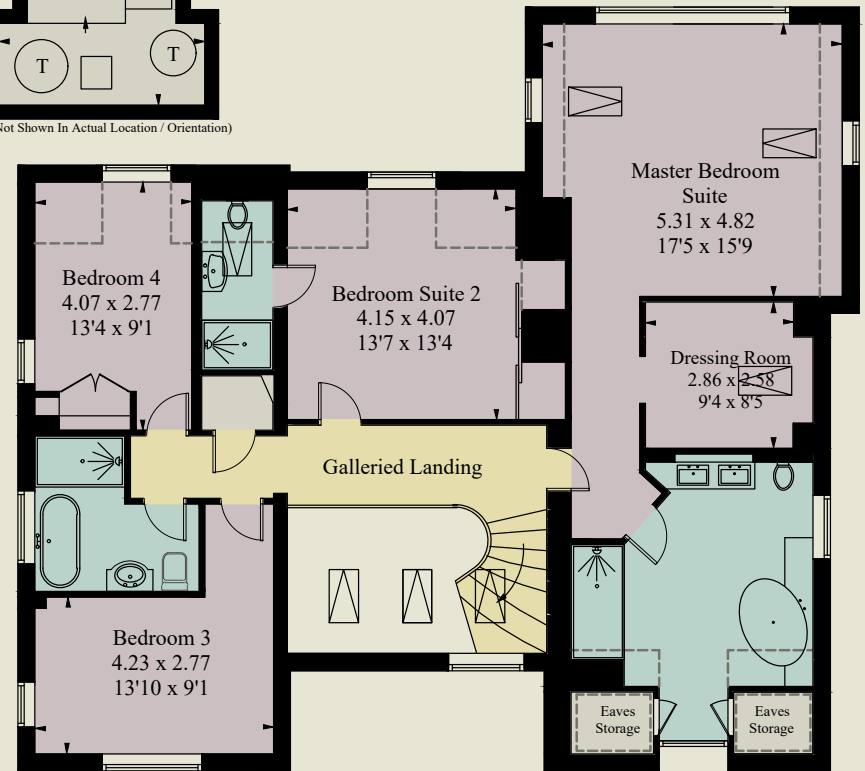
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--- = Limited Use Area
 --- = Reduced head height below 1.5 m



Ground Floor



First Floor

CREATESPACE DESIGN ref 444

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



GENERAL INFORMATION

Services: Heating and Hot water from Ground Source Heat Pump with Bore Holes. Mains electric and drainage are connected to the property. Gas from LPG bottles.

Council Tax: G

Energy Performance Rating: C / 76

Postcode: RG8 8NU

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 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 and follow this road up into Upper Basildon. Park Wall Lane merges into Bethesda Street approximately by the new village hall. The entrance to Kites Wood House is found 400m on the right hand side, with a low electric gate leading up to the property.

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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