



UPSTREAM

ALDWORTH ROAD ♦ 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)

Situated nestling in the heart of this delightful picturesque Berkshire Downs village enjoying a relaxing 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 detached 5 bedroom house of impressive proportions set in a secluded plot with beautifully presented accommodation, delightful gardens, home office and garage.

- ♦ Entrance Hall
- ♦ Sitting Room with Wood Burner
- ♦ Kitchen/Dining Room
- ♦ Utility Room
- ♦ Rear Hallway
- ♦ Family Room
- ♦ Bedroom with Ensuite
- ♦ Double Bedroom
- ♦ Galleried Landing
- ♦ Main Bedroom with Built in Wardrobes and Ensuite
- ♦ Bedroom with Ensuite
- ♦ Double Bedroom
- ♦ Family Bathroom with Bath and Separate Shower
- ♦ In all, the House is Approximately 3,562 sq ft (including limited use area and outbuildings)
- ♦ Generous Eaves Storage
- ♦ Double Garage
- ♦ Garden Room/Home Office
- ♦ Spacious Landscaped Driveway & Front Garden, hedged for Privacy
- ♦ Rear Garden



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 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.

PROPERTY DESCRIPTION

Built in the early 90's by Berkeley Homes, Upstream is a beautifully presented and spacious home. Converted in more recent years to a house, the property has pretty brick and flint walls and a tiled roof. The current owners have upgraded it further to include a new boiler and oil tank, water softener, all new windows and doors, new kitchen and bathrooms as well as a fantastic garden home office. Entrance is under a wide porch and into a hallway with coats cupboard and cloakroom.

The hallway has beautiful oak flooring running through the entire space as well as into the sitting room. The sitting room has a wood burner and dual aspect with doors leading onto the terrace. The kitchen dining room has a feature brick wall and is very spacious. The kitchen and dining area is naturally separated by a breakfast bar and the entire room overlooks the terrace, with bi-fold doors leading directly onto it, perfect for "al fresco" dining. There is a utility room with outdoor access. The rear hall has the staircase and a double airing cupboard and family room off it. There are 2 bedrooms downstairs, one has an ensuite shower room and both have views of the front.

Upstairs is a large galleried landing with storage and access to all bedrooms. The main bedroom overlooks the front and offers stunning field views. It has large built in wardrobes, plus generous eaves storage. The ensuite features a double sink and walk-in shower. The second bedroom suite has access to 2 eaves storage cupboards as well as having its own wardrobe. The ensuite has a corner shower. There is a further double bedroom with built in storage and a family bathroom, featuring a bath and separate shower.

With wonderfully spacious and light principal rooms, Upstream presents itself as a fabulous family home and an early viewing highly recommended.

OUTSIDE

Sitting privately within its plot, Upstream is approached through a gated entrance, behind hedged boundaries to the front and fenced to each side. The driveway leads up the front with the garaging to one side and offering plenty of parking. The garage has an electric door and it also has heating inside. There is a large lawned area with a pretty manicured tree and a seating area to the side of house which is south facing. Also to the front is a detached home office/garden room which is fully insulated and perfect for home working. The rear garden is mainly laid to lawn with attractive railway sleeper borders with planting. A wonderful terrace which runs the width of the house is a perfect entertaining opportunity and there is an additional paved area towards the back of the garden.



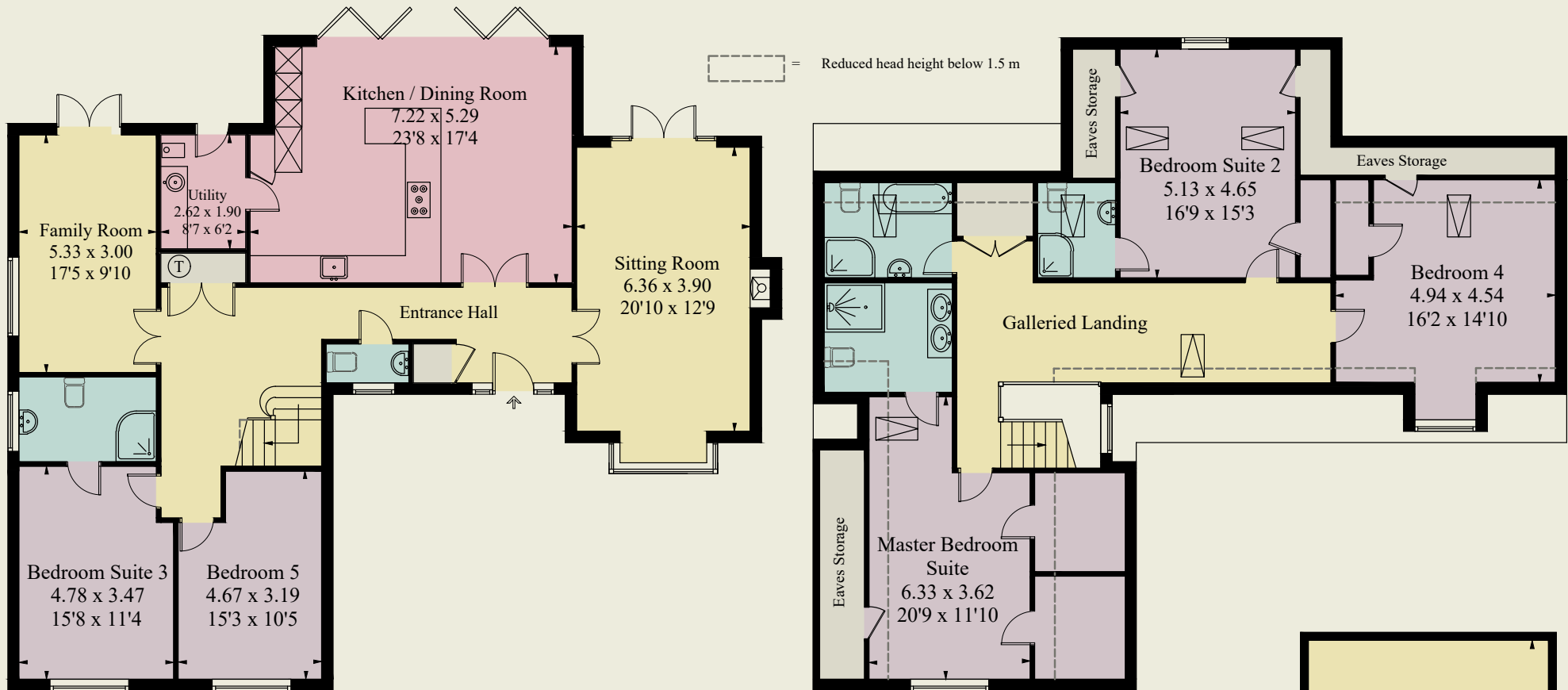


Upstream, Aldworth Road, Upper Basildon, Berkshire, RG8 8NG

Approximate Gross Internal Area = 256 sq m / 2755 sq ft Limited Use Area = 34 sq m / 365 sq ft

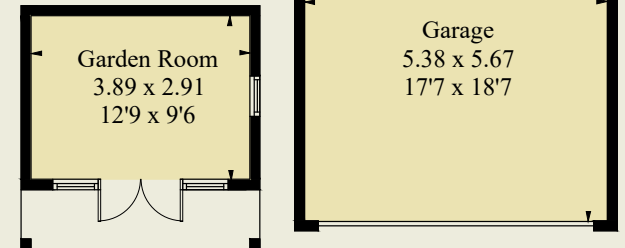
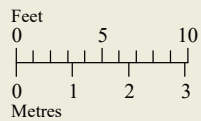
Outbuildings = 41 sq m / 441 sq ft

Total = 331 sq m / 3562 sq ft



Ground Floor

First Floor



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 458

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. Oil fired central heating and hot water from newly installed boiler.

Council Tax: G

Energy Performance Rating: D / 64

Postcode: RG8 8NG

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 and carry on until the end and turn left onto Aldworth Road. Carry on past the turning for the school and then continue as the road merges and Upstream will be found just after Sykes Gardens on the left 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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