



CAIUS COTTAGE

UPPER BASILDON ♦ BERKSHIRE



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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.

An immaculately presented 4 bedroom semi detached cottage with well appointed accommodation and delightful private garden.

- ♦ Entrance Hall with Coats Cupboard
- ♦ Study
- ♦ Cloakroom
- ♦ Family Room
- ♦ Sitting Room with French Doors
- ♦ Kitchen/Breakfast Room with French Doors

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- ♦ Landing
 - ♦ Main Bedroom with Double Built In Wardrobes and Ensuite Shower Room
 - ♦ 3 Further Double Bedrooms with Built-In Wardrobes
 - ♦ Family Bathroom

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- ♦ Garage

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- ♦ Driveway Parking for 3 Cars

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- ♦ Secluded Rear Cottage 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, 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 2005 and forming one half of a pair of semi detached cottages, Caius Cottage is a beautifully presented property. Entrance is into a porch with further door leading into the entrance hall. The hall has a double coats cupboard and cloakroom. Beautiful limestone flooring flows all the way through into the kitchen breakfast room. The study and family room sit at the front of the house and the sitting room overlooks the garden. The kitchen breakfast room is the heart of the house, with Neptune units and quartz worktops as well as a large island. It is a lovely social space. A roof lantern above the dining area allows for masses of natural light and French doors lead directly into the garden, giving a wonderful connection between the two and a feeling of "inside outside" living. Upstairs, the landing has a large airing cupboard and gives access to all rooms. The main bedroom has built in double wardrobes and ensuite shower room. There are 3 further double bedrooms all with built in wardrobes and a family bathroom. The property offers a huge amount of appeal and is finished to a very high standard. An early viewing is advised.

OUTSIDE

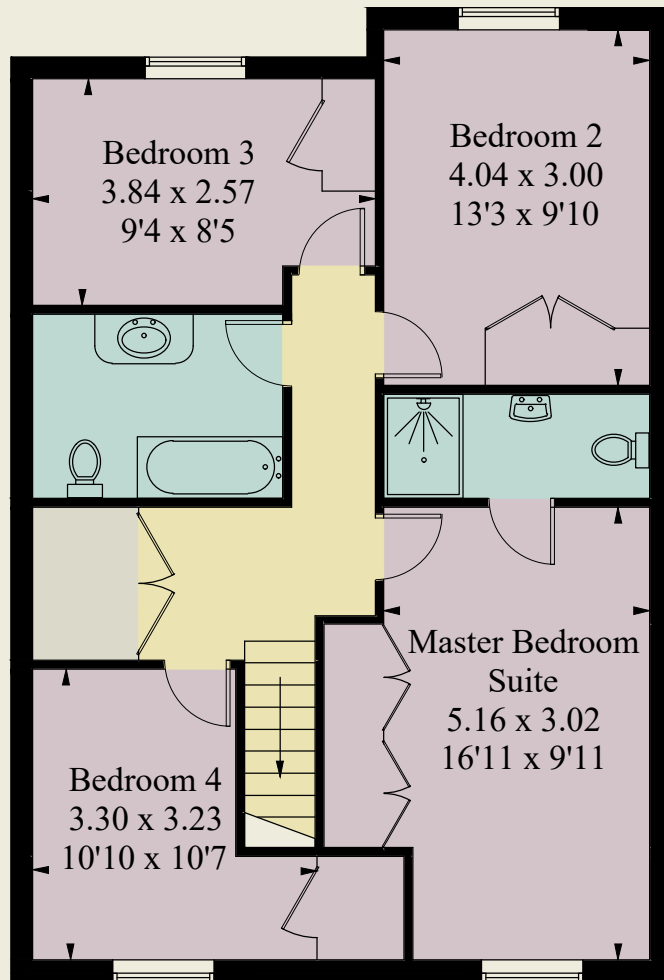
Approached behind hedging and trees, the shared driveway sweeps round to Caius Cottage at the further end. There is parking for 3 cars and additional parking could be created, if required. There is a garage with up and over door. The front aspect is a wooded copse and provides total seclusion. The main garden is at the back of the property and is a beautifully designed cottage garden providing lovely seating areas. There is box hedging amongst bountiful borders, pretty planting and lush lawn. A dining area under a pergola provides a wonderful opportunity for "al fresco" dining and entertaining. The gardens are a private peaceful place and truly compliment this cottage.



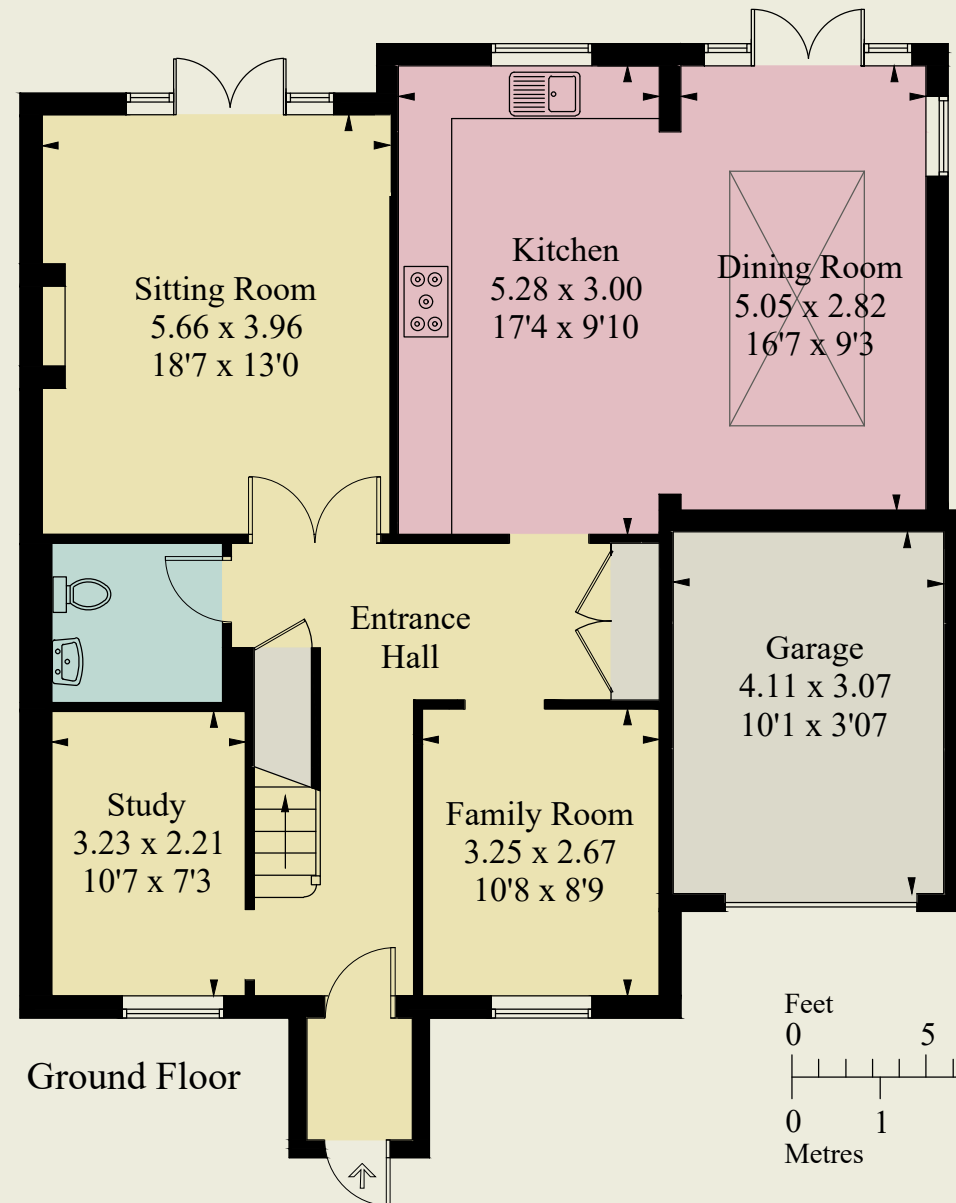


Caius Cottage, Aldworth Road, Upper Basildon, Berkshire, RG8 8NG

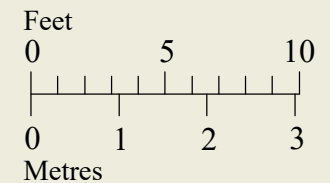
Approximate Gross Internal Area (including Garage) = 175 sq m / 1883 sq ft



First Floor



Ground Floor



CREATESPACE DESIGN ref 485

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. Central heating and domestic hot water from an oil fired boiler.

Council Tax: F

Energy Performance Rating: D / 63

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 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 Caius Cottage will be found about 100 metres along 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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