



## UPWEY

Ufton Nervet | West Berkshire



# Upwey

Island Farm Road, Ufton Nervet, West Berkshire RG7 4ER

Newbury - 12 miles • Reading - 8 miles • Basingstoke - 11 miles  
Theale (M4/J12) - 4 miles • Basingstoke (M3/J6) - 16 miles • Pangbourne - 6.25 miles  
Heathrow - 36 miles • Central London - 50 miles  
(Mileages are approximate)

An individual detached house occupying a delightful level plot of about 0.25 of an acre, providing spacious well-planned four bedroomed accommodation together with large double garage with attic room, extensive driveway parking and attractively landscaped gardens, situated along a tranquil country road within elevated village with glorious surrounding open/wooded countryside and easy access to Reading, Newbury, Basingstoke as well as J12 of the M4 at Theale.



## Ufton Nervet/Sulhamstead

Tranquil adjacent hamlets enjoying a delightful stretch of the River Kennet and Kennet and Avon Canal providing excellent facilities for walking, cycling and riding. The elevated part of Ufton Nervet enjoys the picturesque setting of St. Peter's Church together with nearby Sulhamstead and Ufton Nervet CofE Primary School. Theale provides local shopping facilities with nearby Sainsbury's Superstore at Calcot. There are frequent commuter services to Reading, Newbury and London (Paddington) from Theale station. Basingstoke provides regular rail services to London (Waterloo) in under an hour. There is also a good selection of private and other state schools within the vicinity.

## Upwey

A detached family home, individually and traditionally constructed in 1988 by the present vendors, providing spacious and versatile accommodation totalling approx. 2,351 sq.ft. and sitting centrally within a mature level plot of about one-quarter of an acre, enjoying peaceful and picturesque surroundings set amidst the glorious undulating open/wooded West Berkshire countryside. The property has brick elevations together with tiled elevations to the dormer windows under pitched (small tiled) roofs. Upwey benefits from an attractive conservatory extension to the rear and is ideal for those families with younger children as is within walking distance of the local primary school.





Reception Hall, Cloakroom, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Conservatory, Master Bedroom with En-suite Bath/Shower Room, Three Further Bedrooms, Family Bathroom, Extensive Driveway Parking, Attached Double Garage (with Workshop & Attic Room), Landscaped Gardens, Approx. 0.25 Acre Plot.

**Price: £785,000**

## Accommodation

As illustrated on the accompanying floorplan and featuring the following:

- Oil fired central heating serving radiators
- Stained timber-framed double glazed windows (with the exception of the conservatory which has white UPVC double glazed windows)
- Large reception hall with returning staircase to first floor
- Double aspect sitting room featuring arched display alcove and feature archway leading to hallway as well as sliding patio door access to rear garden
- Fitted kitchen/breakfast room with comprehensive range of beech units (cupboards and drawers) together with a range of built-in appliances
- Sizeable utility room with side door access to the outside, large fitted cupboard space and water softener
- Good sized conservatory with ample opening windows and both single and double door access to rear garden plus power, light and heating
- Modern white bath/shower suites
- Excellent built-in cupboard/wardrobe space as well as eaves storage
- Coved ceilings and panelled internal doors

## Outside

**Garage:** Attached double garage with automated up-and-over door, workshop/storage area, floor-standing oil-fired boiler providing central heating and hot water. Stair access to large and very useful attic room with window overlooking front garden and door giving access to store cupboard.

**Gardens:** The plot which measures approx. 0.25 of an acre is approached via tranquil country road onto asphalt/block paved driveway providing extensive off-road parking and access to garaging. Also in the front garden area, there are established and well-maintained hedges together with level lawn, flowers, shrubs and trees (including pretty blossom cherry tree). In addition there is a very attractive camellia and outside lighting. The rear garden is a particular feature measuring approx. 75ft in depth to the back fence with a further approx. 1 metre service strip beyond. The width measures approx. 58ft. This garden features a summer house in the far left hand corner, an attractive pond area, an array of well-kept shrubs/bushes and trees as well as an assortment of flowers, level lawn and meandering pathway with block paved edging and circular paved

terrace. The garden is fenced and there are side access gates to both sides of the property. There is an additional planting area to the side of the house ideal for growing herbs, vegetables, fruit etc. Outside lighting and water tap. The oil storage tank is concealed and located to the side of the property.

**Energy Performance Rating:** The full results of the Energy Performance Assessment can be supplied upon request.

**Services:** Mains electricity, water (metered) and drainage are connected.

**Local Authority:** West Berkshire Council, Market Street, Newbury. Tel: 01635 42400.

**Council Tax:** Payable for the year 2018/19 - £2,494.37 (Band F).

**Tenure:** Freehold.

**Post Code:** RG7 4ER.

**Directions:** From Theale (M4/J12) proceed towards Newbury on the A4 Theale by-pass, at the end of which is a roundabout, take the second exit onto the A4 signposted Newbury. Turn left into Sulhamstead Hill by the Spring Inn, go over the River Kennet and Kennet & Avon Canal and keep heading up Sulhamstead Hill which leads into Sulhamstead Road. On reaching the church which is on the right hand side, branch left into Island Farm Road whereupon Upwey will be found on the left hand side after the turning to Shortheath Lane.



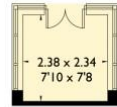


# Upwey, Island Farm Road, Ufton Nervet

Approximate Gross Internal Area  
House = 218.5 sq m / 2351 sq ft  
Garage & Attic Room = 62.8 sq m / 676 sq ft  
Summerhouse = 5.6 sq m / 60 sq ft  
Total = 286.9 sq m / 3087 sq ft

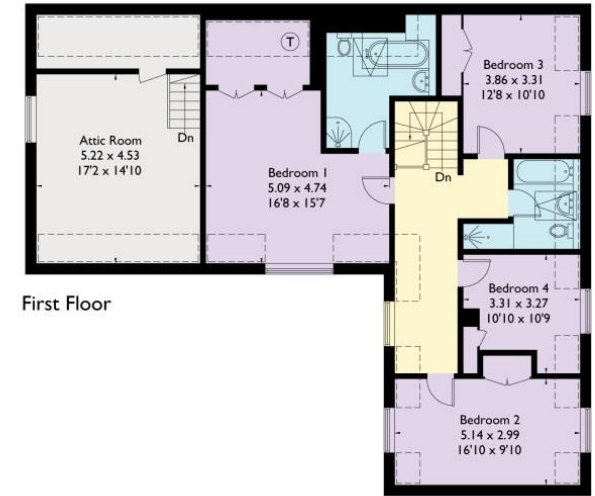


Ground Floor



Summer House  
(Not Shown In Actual Location / Orientation)

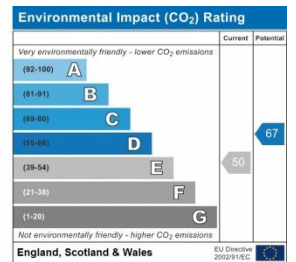
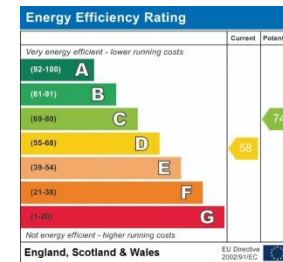
Reduced headroom below 1.5m / 5'0"



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 208602

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## Misrepresentation and Misdescriptions Acts

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