



Lime Tree Cottage, Buckhold, Upper Basildon, Pangbourne, RG8 8QA

With outstanding views across a valley, a charming family house close to St Andrew's School







Description

Lime Tree Cottage is in a unique rural location on the outskirts of the grounds of St Andrew's School, alma mater of HRH The Duchess of Cambridge. The property has been restored and extended by the current owners and is now a wonderful light and airy family home. The outdoor entertaining space is superb with a large sun terrace with views across a beautiful valley. The house is privately situated and surrounded by the half acre gardens. EPC Rating E.



Accommodation

- Open plan kitchen/breakfast room with range of wall and floor cabinets, range cooker, built-in oven and hob, larder, utility room, boot room, underfloor heating, doors to terrace and garden
- Glass garden room with lantern light roof, wood burning stove, bi-fold doors to garden
- Playroom/family room with stairs to guest room
- Dining room/games room with fireplace and bay window overlooking valley
- Triple aspect sitting room with open fire, double doors to terrace
- Master bedroom suite across the whole top floor comprising bedroom with bay window and sitting area with fine views, dressing area with fitted wardrobes, en-suite bathroom



- Five further bedrooms, one with en-suite bathroom with shower and bath, family bathroom





Outside

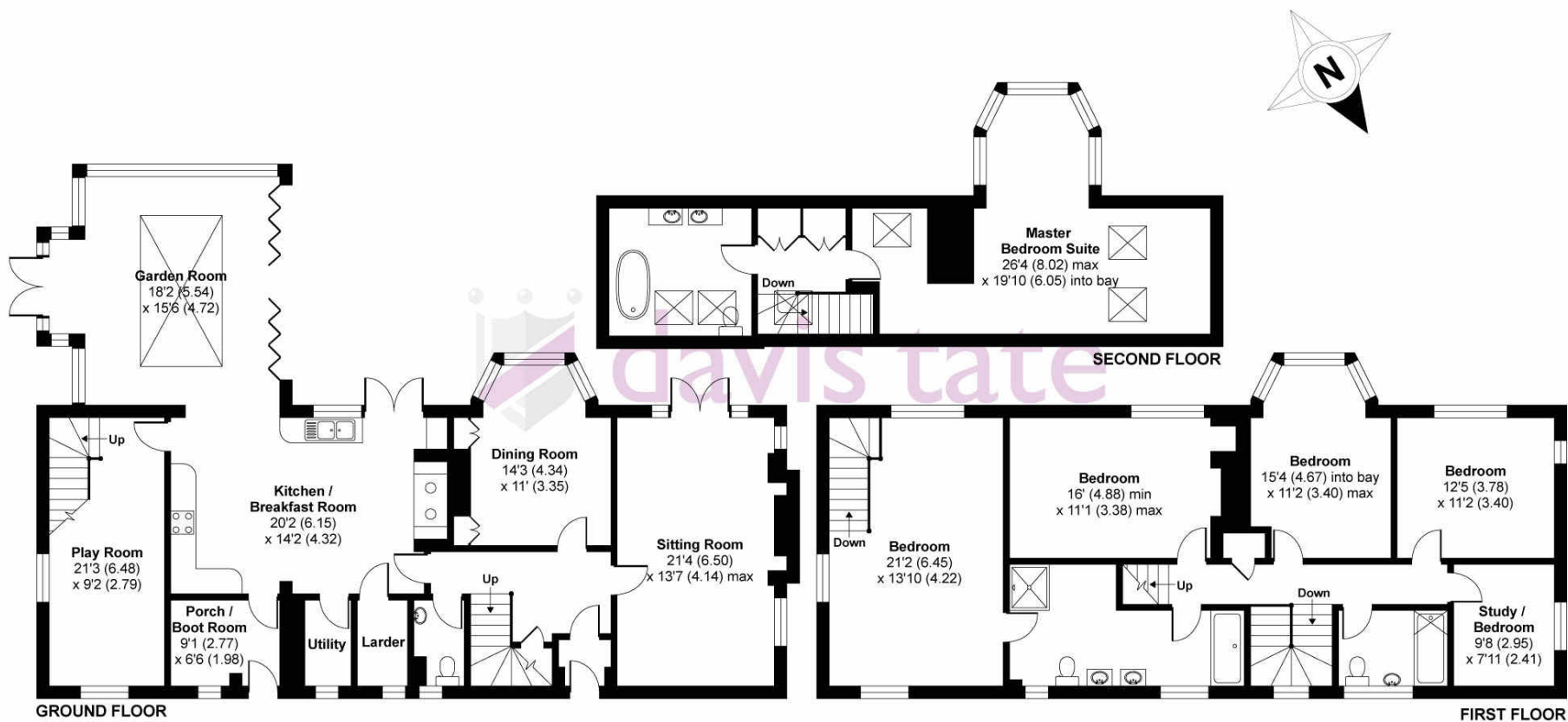
Approached from an unmade track, electric timber gates access the large gravelled driveway with central flower bed. There is an oak workshop and mower store shed. The half acre gardens surround the house and are mainly laid to lawn with hedges and mature trees giving privacy and seclusion. There is a kitchen garden with raised beds, a covered seating area and a greenhouse. An arch leads through to the main area of lawn which stretches down to the southern boundary. The paved terrace, accessed from the garden room, kitchen and sitting room, features a pergola covered in an abundant grapevine. This is a fine place to entertain and has a dining table beneath the vine. There is plenty of room for entertaining and the terrace has wonderful views across the gentle valley where horses graze.

Location

Buckhold is a hamlet close to the village of Upper Basildon and just under 3 miles from Pangbourne. Upper Basildon has a pub, Church, primary school, play group and Saturday market. Pangbourne has an excellent range of amenities including specialist food shops, cafés and restaurants. The mainline railway station goes to London, Paddington (from 49 mins) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2020. More comprehensive amenities at Reading are approximately 9 miles away and there is a frequent bus service to Reading, Pangbourne and Goring. The M4 (J12) is approximately 6 miles distant and provides access to the M25 and M3 motorway network. The area is well served by an excellent range of schooling including St Andrew's Preparatory School which is a stroll away, Bradfield College, Pangbourne

College, Moulsholme Preparatory and Cranford House, Downe House and The Oratory. There are miles of walking and riding in the surrounding countryside with Cullinghoo livery and riding stables across the fields.

APPROX. GROSS INTERNAL FLOOR AREA 3392 SQ FT 315.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Services

Mains water and electricity connected. Private drainage. Oil fired central heating. Underfloor heating to the kitchen, garden room and bathrooms.

Local Authority

West Berkshire District Council, 01635 42400, www.westberks.gov.uk.

Directions

Take the driveway to St Andrew's School and continue past the main school building. On reaching the new sports hall, currently under construction, take the sharp left turn into an unmade track. Lime Tree Cottage will be found on the right. Post code: RG8 9QA.



Local Director

Richard Sutton, Local Director of the local office for this property. "You'll find our office in the centre of Pangbourne. My team and I will be delighted to help you, and look forward to speaking to you soon."



Contact Richard on **0118 984 5333** or email richard.sutton@davistate.com

Country & Riverside

Vanessa Townsend manages Davis Tate Country & Riverside. "Lime Tree Cottage is in a wonderful location so convenient for St Andrew's School. If you'd like more information about it, please just give me a call."



Contact Vanessa on **01491 313 106** or email vanessa.townsend@davistate.com