



TERLANEN

BETHESDA CLOSE ♦ UPPER BASILDON ♦ BERKSHIRE

Warmingham
www.warmingham.com



TERLANEN

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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)

Ideally 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 beautifully presented spacious residence of 3,767 sq ft privately set behind electric gates in lovely gardens and grounds of approximately 0.88 of an acre incorporating a swimming pool and offering wonderful field views.

A modern detached house of substantial proportions Incorporating numerous attractive features throughout in a simply delightful setting, an early viewing is advised.

- ♦ Gated Entrance
- ♦ Large Driveway
- ♦ Entrance Porch
- ♦ Hallway
- ♦ Cloakroom
- ♦ Kitchen/Breakfast Room
- ♦ Utility Room
- ♦ Dining Room with Fireplace
- ♦ Study
- ♦ Sitting Room with Fireplace
- ♦ Family Room
- ♦ Main bedroom Suite with Dressing Room and Bathroom with Bath and Separate Shower Wet Room
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom
- ♦ Guest Bedroom Suite with Shower Room and Built-In Wardrobes
- ♦ Integral Double Garage
- ♦ In All Approximately 3,767 sq ft
- ♦ Southerly Facing Private Gardens & Grounds Of Approximately 0.88 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 revered primary school, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; Bradfield College, Pangbourne College, Downe House, Cranford House, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.







PROPERTY DESCRIPTION

On a favoured tree-lined road on the fringe of this popular rural village located in an area of "Outstanding Natural Beauty", just some two miles from Pangbourne on Thames with its commuter station for London Paddington, and easily accessible for Reading and the M4, Terlanen is a modern family house privately situated in its mature gardens and grounds affording spacious 4 bedroom accommodation of approximately 3,767 sq ft.

Entrance is through a beautiful oak framed porch with large floor to ceiling windows which lets in masses of light into the property. There is beautiful oak flooring to the whole of downstairs alongside oak panelled

doors with anthracite grey windows and doors complementing the property. There is fantastic reception space with dining room having a study leading off it, a family room, sitting room and large kitchen/breakfast room which extends into another sitting area with doors leading directly onto the terrace with views of the pool and garden. There are 2 woodburners plus an open fire. Upstairs the main bedroom suite has stunning views of the garden and fields beyond, as well as a dressing room and large bathroom with bath and walk-in shower. There is a second bedroom suite with shower, double wardrobe and all round eaves storage. 2 further bedrooms overlook the back of the property and there is a family bathroom with bath and separate shower. All bathrooms have underfloor heating.



OUTSIDE

Quietly situated behind electric wooden gates, the property opens into a large gravelled driveway with ample parking for several cars, plus double garage with electric doors. The properties boundary is a combination of hedging and fencing. There is a gate leading to the back of the property which houses 2 large sheds, a clothes drying area which is conveniently located at the back door of the utility room and tucked away. The main garden is south west facing and there is a lovely terrace with pergola offering

welcome shade in the long hot summer months and a BBQ area. The pool has its own terrace coming off from the kitchen rooms and provides a luxurious feature to the property. The pool has an Acqumatic safety cover. The remainder garden is laid to lawn, with hedged area separating part of the garden which has a large shed and apple trees. There is a low open fence between the main garden and field belonging to the property, all equating to 0.88 of an acre. The views are simply stunning and the grounds compliment this beautiful property.

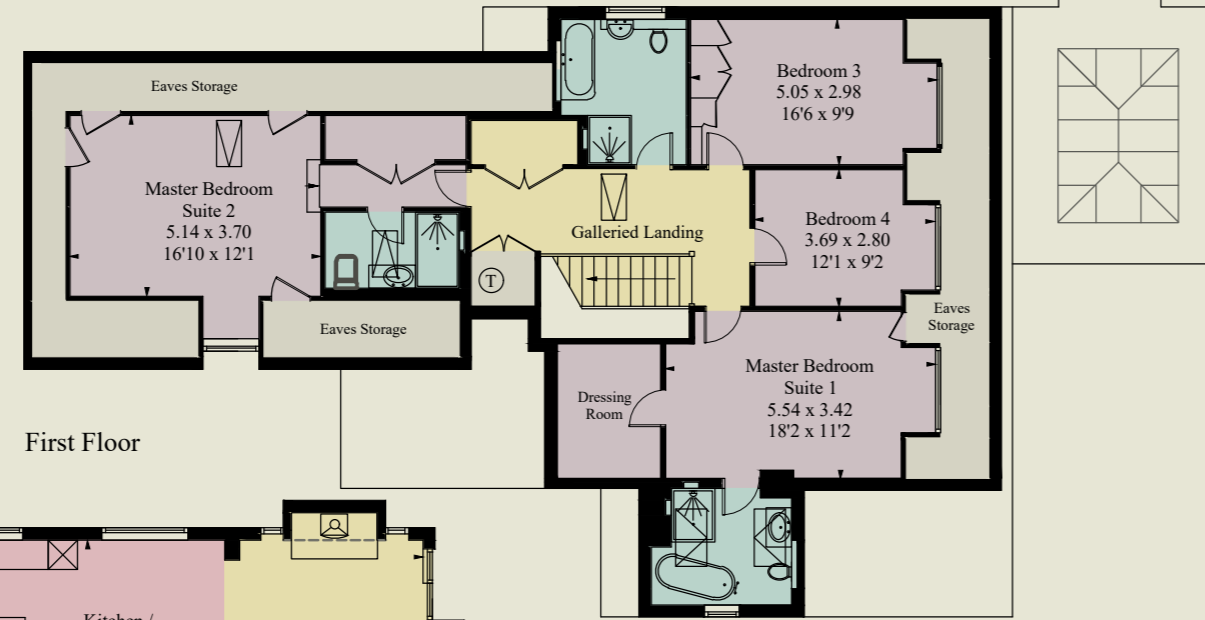
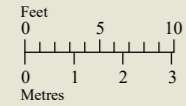


Terlanen, Bethesda Street, Upper Basildon, Berkshire, RG8 8NT

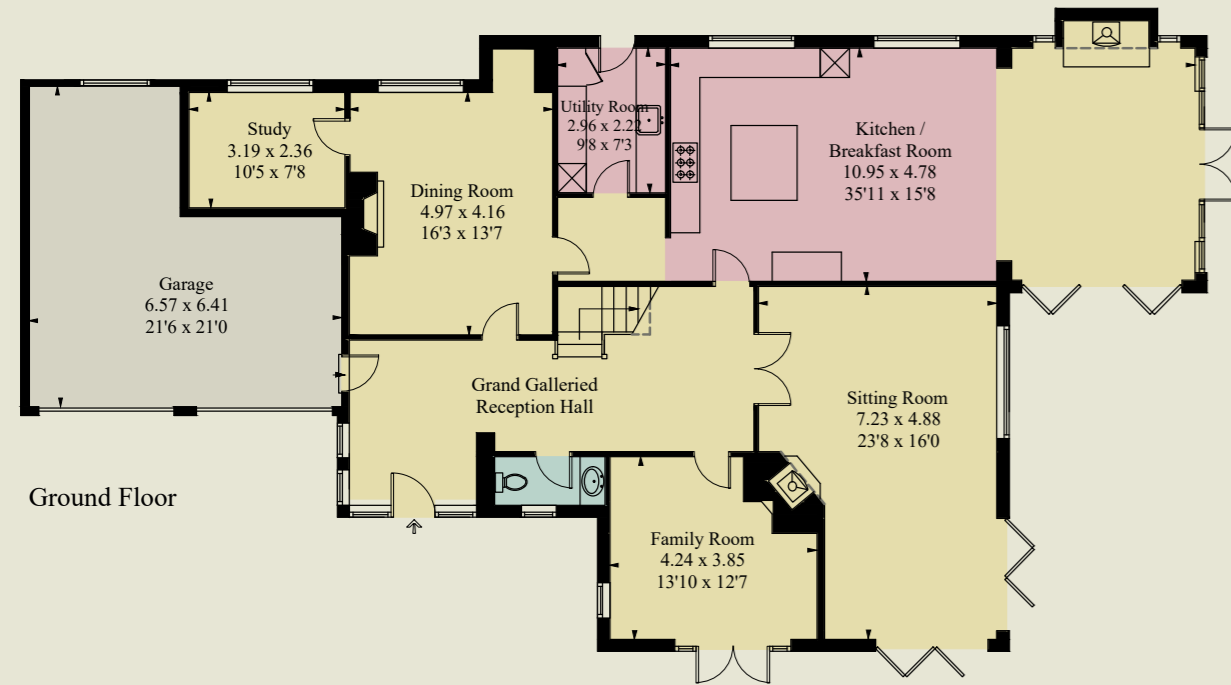
Approximate Gross Internal Area (including Garage) = 320 sq m / 3444 sq ft

Limited Use Area = 30 sq m / 322 sq ft

Total = 350 sq m / 3767 sq ft



First Floor



Ground Floor

CREATESPACE DESIGN ref 416

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. Heating and hot water from Air Source Heat Pump.

Energy Performance Rating: D

Postcode: RG8 8NT

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 Terlanen will be found on the left hand side about half way along.

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.



01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT
E: sales@warmingham.com
www.warmingham.com

