



# CONIFERS

UPPER BASILDON ♦ BERKSHIRE



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UPPER BASILDON ♦ BERKSHIRE

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 quietly tucked away and 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 spacious 4 bedroom chalet style residence of approximately 2,292 Sq Ft, excluding generous eaves storage areas and privately set in lovely mature gardens. The property affords spacious living accommodation and benefits from a working lift.

- ♦ Spacious Pavor Driveway
- ♦ Garage

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- ♦ Entrance Hall
  - ♦ Cloakroom
  - ♦ Large Sitting Room
  - ♦ Kitchen
  - ♦ Utility Room
  - ♦ Conservatory
  - ♦ Dining Room
  - ♦ 3 Bedrooms (downstairs)
  - ♦ Bathroom

- 
- ♦ Landing
  - ♦ Main Bedroom with Dressing Room and Ensuite Bathroom with Bath and Separate Shower
  - ♦ Lift

- 
- ♦ Accommodation Approximately 2,292 Sq Ft

- 
- ♦ South Easterly Facing Mature & Private Gardens & Grounds



## SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downlands 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

Conifers is a detached chalet style house, built in 1969 and benefitting from modernisation in recent years, including double glazed hardwood windows, installation of Air Source Heat Pump and Lift serving the first floor conversion. Entrance is into the hallway with stair access, good storage and cloakroom. Both the dining room and living room overlook the front of the property and have large picture windows. The living room has a fireplace. From the kitchen is a door to the lift which takes you up to the first floor. The kitchen is fully fitted and has a window and door into the conservatory which overlooks the private garden. There is also a utility room. Downstairs are 3 bedrooms and a family bathroom. Upstairs is the main bedroom suite which has a generous ensuite bathroom with bath and separate shower and large dressing room. The dressing room has access to the lift. There is a large amount of eaves storage totalling 473 sq ft. This property has generous flexible accommodation.

## OUTSIDE

Privately approached off the predominantly tree lined road of Bethesda Street, Conifers is set back with a wide frontage having trees to the boundary, lawn frontage with shrubs and wide pavior driveway. The driveway has parking for 2 cars and leads up to the garage with up and over door. Gates to the side take you to the rear garden which is South East facing. The garden is mainly laid to lawn with fenced and hedged boundaries. There is a garden shed and greenhouse. Offering a private sanctuary, the garden truly compliments the property.

In all, the gardens & grounds approach to approximately 0.24 of an acre.



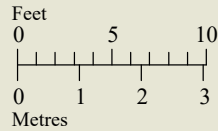


# Conifers, Bethesda Street, Upper Basildon, Berkshire, RG8 8NX

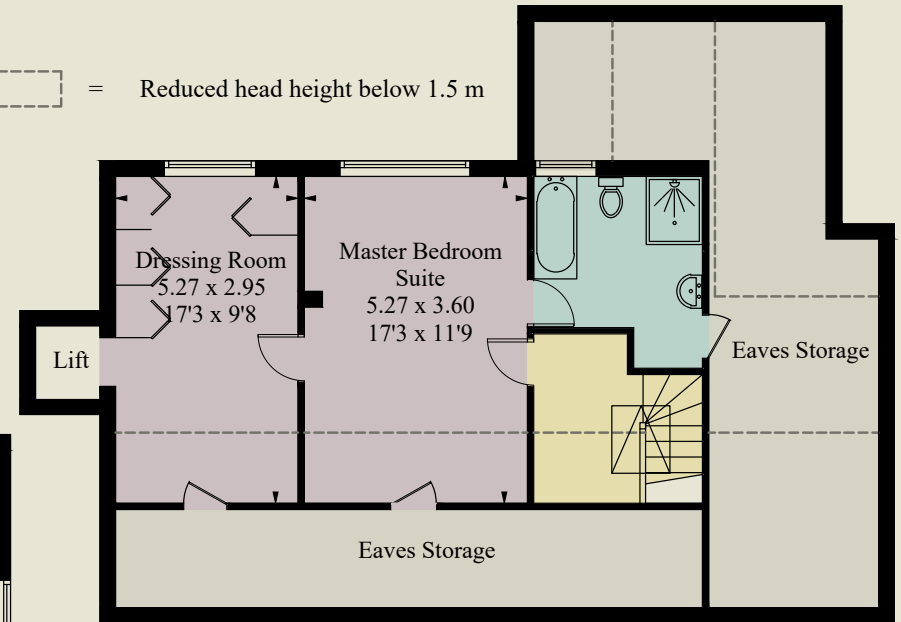
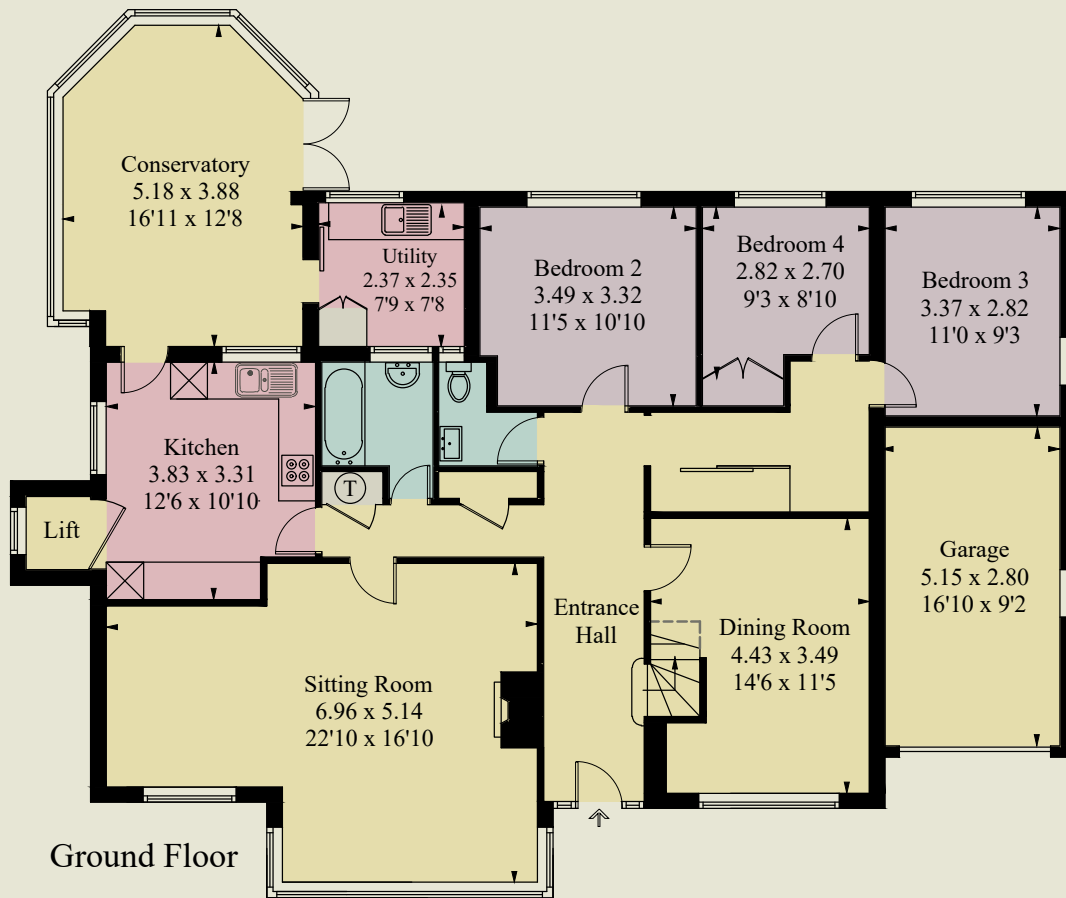
Approximate Gross Internal Area (including Garage) = 213 sq m / 2292 sq ft

Limited Use Area = 44 sq m / 473 sq ft      Outbuilding = 8 sq m / 86 sq ft

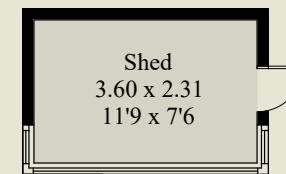
Total = 265 sq m / 2852 sq ft



 = Reduced head height below 1.5 m



First Floor



(Not Shown In Actual Location / Orientation)



## GENERAL INFORMATION

**Services:** Mains electricity, water, and drainage are connected to the property. Heating and hot water from Air Source Heat Pump installed in 2019. The property also benefits from a Megaflo pressurised hot water tank and extra Insulation.

Super Fast Gigclear Broadband Connected.

**Energy Performance Rating:** E / 52

**Postcode:** RG8 8NX

**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. Towards the further end of Bethesda Street the property will be found in Bethesda Close 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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