



# 1 HONEYCROFT COTTAGES

UPPER BASILDON ♦ BERKSHIRE

**Warmingham**  
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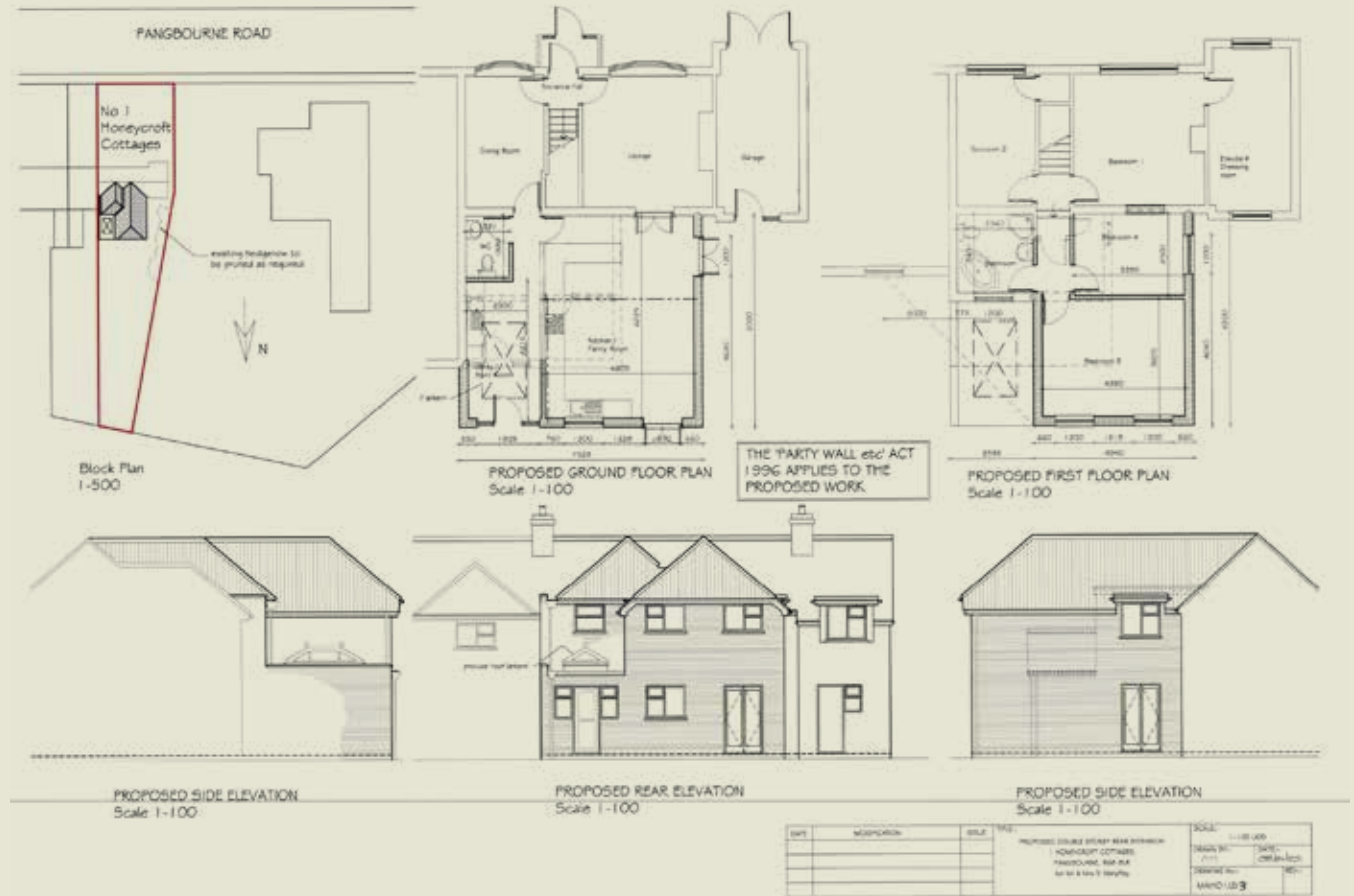
- Goring (London Paddington within the hour) 3 miles ♦
- Streatley High Street/River 2 ½ miles ♦ Pangbourne 2 miles ♦
- Reading 7 miles (London Paddington 27 minutes) ♦ M4 (Junction 12) 7 miles ♦ Henley on Thames 15 miles ♦ Newbury 11 miles
- ♦ Oxford 18 miles (Distances and times approximate)

A delightful 3 bedroom semi-detached character cottage with part beamed interior situated close to the central part of this popular village and conveniently placed for access to Pangbourne, Reading and the M4 at Theale (J.12).

The property has a generous and quite secluded garden to the rear of approximately a quarter of an acre, together with a garage and a forecourt with ample parking.

**Special Note:** Planning permission was previously granted by West Berks Council (08/01158/House) for a two storey rear extension which would have provided a new larger Kitchen / Breakfast Room, Cloakroom and a Utility Room on the ground floor with two new bedrooms and a family bathroom on the first floor.

- ♦ Entrance Lobby
- ♦ Sitting Room with Inglebrook fireplace
- ♦ Dining Room
- ♦ Kitchen with back door to garden
- ♦ Utility Room
- ♦ Bathroom (downstairs)
- ♦ Master Bedroom with Dressing Room and Ensuite bathroom with Bath and Separate Shower
- ♦ 2 Further Bedrooms
- ♦ Cloakroom
- ♦ Integral Garage with spacious forecourt for parking
- ♦ Private gardens with summerhouse building
- ♦ "Previous Planning Approved for 2 Storey Extension To Rear" Currently Lapsed. Reference 08/01158/House on West Berkshire Council Website



## SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downs 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, Moulsoford 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

1 Honeycroft Cottages is approached off the driveway and entrance is into the lobby. The sitting room is fully beamed and has a large Inglenook fireplace. The dining room is also fully beamed and leads directly through to the kitchen with back door to the garden. There is a utility room, plus downstairs bathroom. Upstairs there are 3 bedrooms.

The master bedroom has fitted wardrobes, separate dressing area and ensuite bathroom with bath and separate shower. There are 2 further bedrooms plus a cloakroom.

Planning Approved on 23/06/2008 for 2 storey extension to the rear to allow for a larger kitchen breakfast room and separate utility room plus cloakroom to ground floor and fourth bedroom and additional bathroom upstairs.

The reference for this planning approval on the West Berkshire planning portal is 08/01158/House. The approval granted on 23rd June 2008 has since lapsed, so new approval will be required.

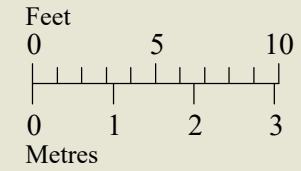
## OUTSIDE

There is a shingled driveway to the front of the house and garage access to the left hand side. The rear garden opens up at the far end into a large grassed area offering lovely views plus fruit trees.



# 1 Honeycroft Cottages, Upper Basildon, Berkshire, RG8 8LR

Approximate Gross Internal Area (including Garage) = 126 sq m / 1362 sq ft



CREATESPACE DESIGN ref 449

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:** E / 45

**Postcode:** RG8 8LR

**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 for approximately 1 mile until reaching Upper Basildon where at the first junction bear left into Blandys Lane and follow this road through into the central part of Upper Basildon known as the Triangle. Continue through the central area and the triangular central green bear left at the junction on to the Pangbourne Road and Honeycroft Cottages will be found in a further few hundred yards 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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