



1 PIBWORTH FARM BUNGALOWS

ALDWORTH ♦ BERKSHIRE

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Aldworth village - ½ mile ♦ Streatley/Goring on Thames - 2½ miles ♦ Goring Station - 3 miles ♦ Reading - 10 miles ♦ Newbury - 10 miles ♦ M4 at Theale (J12) - 8 miles, and at Chieveley (J13) - 8 miles (Distances approximate)

Fronting onto a private tree lined farm lane in quiet rural surroundings high up on the Berkshire Downs close to the village of Aldworth, easily accessible for Reading, Newbury and the M4. A semi-detached bungalow extended and refurbished with generous 4 bedroom accommodation set in gardens of approx. ¼ of an acre.

- ♦ Wide front Porch under main roof
- ♦ Reception Hall widening internally with staircase to first floor
- ♦ Sitting Room with period cast fireplace
- ♦ Kitchen/Breakfast Room fully fitted and with Range oven
- ♦ Conservatory/Garden Room
- ♦ 3 Bedrooms on ground floor (3rd could be Study)
- ♦ Bathroom
- ♦ Master Bedroom on first floor with Shower Room
- ♦ Newly installed central heating boiler
- ♦ Gated entrance with driveway leading to large gravelled forecourt providing ample parking space
- ♦ Potential for garaging subject to Planning
- ♦ Useful outbuildings including large Workshop
- ♦ Large garden with quiet rustic aspect of approx. 0.23 of an acre
- ♦ Shepherds Hut which could be used for a variety of purposes
- ♦ Two footpaths nearby which lead to the village of Aldworth, The Bell & The Four Points Public Houses



SITUATION

Aldworth is a small and much prized rural village lying high up on the Berkshire Downs approximately 600ft above sea level, close to the ancient Ridgeway Path and in a designated "Area of Outstanding Natural Beauty". The village, is historically linked to agriculture and farming and still continues this way of life today retaining its unspoilt charm and character with little intrusive development.

There are two well-respected local Inns namely The Bell in the village square and the thatched Four Points as well as a notable church St Mary's, which dates from the 12th century and is well worth visiting to see the 14th century monuments to the De La Beche family, known as the Aldworth Giants. There is a cricket field by the village hall, the latter providing numerous social and community activities.

Located just off the B4009 Newbury to Streatley Road, some 2½ miles from Streatley on Thames, the village enjoys good road communications for Newbury, Reading, Oxford the M4 motorway network at junctions 12 or 13 (Theale and Chieveley) and for the fast A.34 at East Ilsley linking the South Coast with the Midlands. For commuters there is a mainline station at Goring giving fast, commuter services to Reading and up to London (Paddington) in well under the hour.

PROPERTY DESCRIPTION

1 Pibworth Farm Bungalow dates from the 1950's and is of traditional brick and tile construction originally being built for farm workers on the Estate.

The property enjoys an advantageous position fronting onto the private tree lined long entrance drive to Pibworth House and Farm.

The property was refurbished and enlarged with the conversion of the spacious first floor attic space into a Master Bedroom with separate Shower Room.

A Conservatory/Garden Room was added in more recent year, and other features include BT and TV points in all bedrooms, security alarm system and a period fireplace in the Sitting Room. The kitchen more recently being re-sited and fully fitted enjoys views overlooking the lovely gardens.

OUTSIDE

Enjoying a quiet and private rural aspect on all sides, the property has a good length of frontage to the Farm drive with a gated entrance opening onto a gravelled forecourt area with ample turning and parking space. There is potential for garaging to be built subject to planning.

The main garden at the rear is lawned with hedged and fenced boundaries together with a number of trees including an Apple, Plum, Cherry, Oak and Hazelnut.

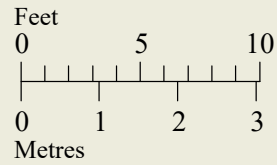
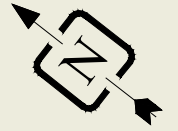


1 Pibworth Farm Bungalow, Aldworth, Berkshire, RG8 9RX

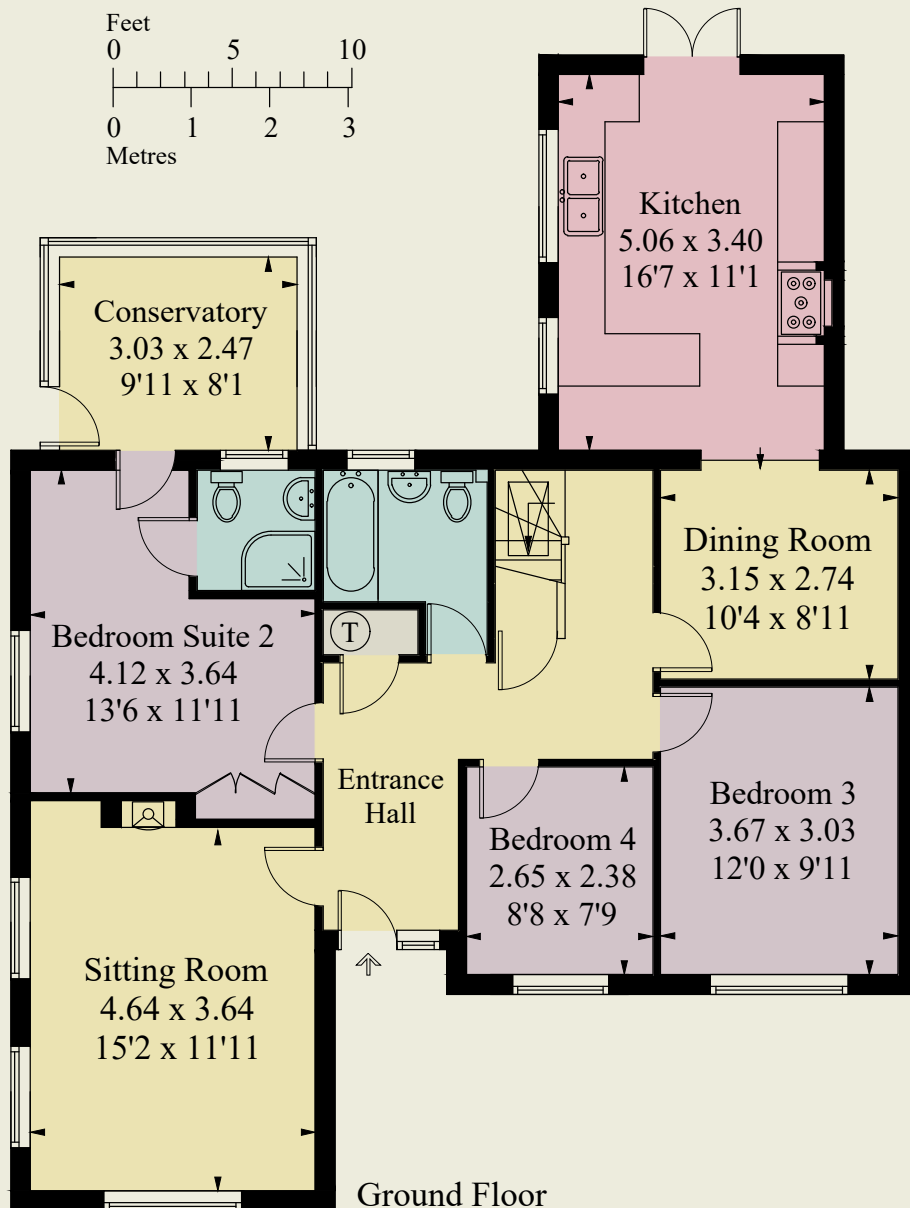
Approximate Gross Internal Area = 123 sq m / 1323 sq ft

Limited Use Area = 20 sq m / 215 sq ft Outbuildings = 39 sq m / 419 sq ft

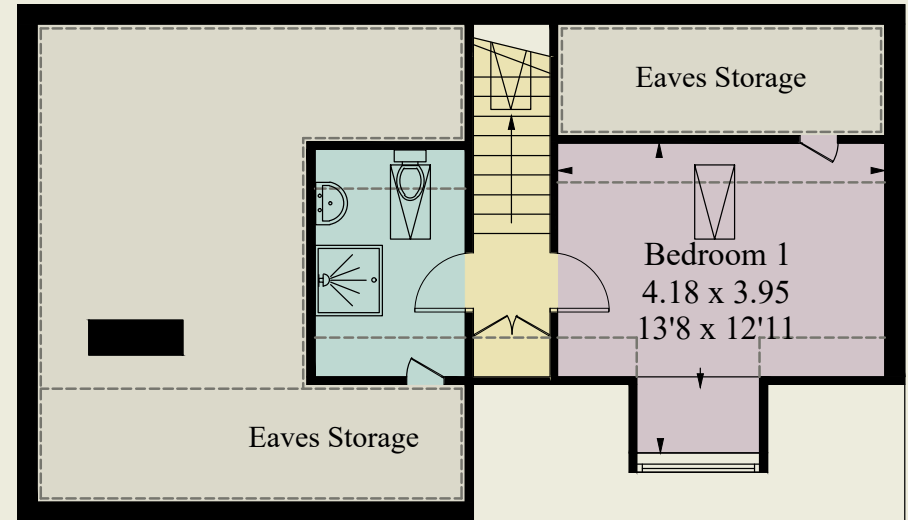
Total = 182 sq m / 1959 sq ft



= Limited Use Area = Reduced head height below 1.5 m

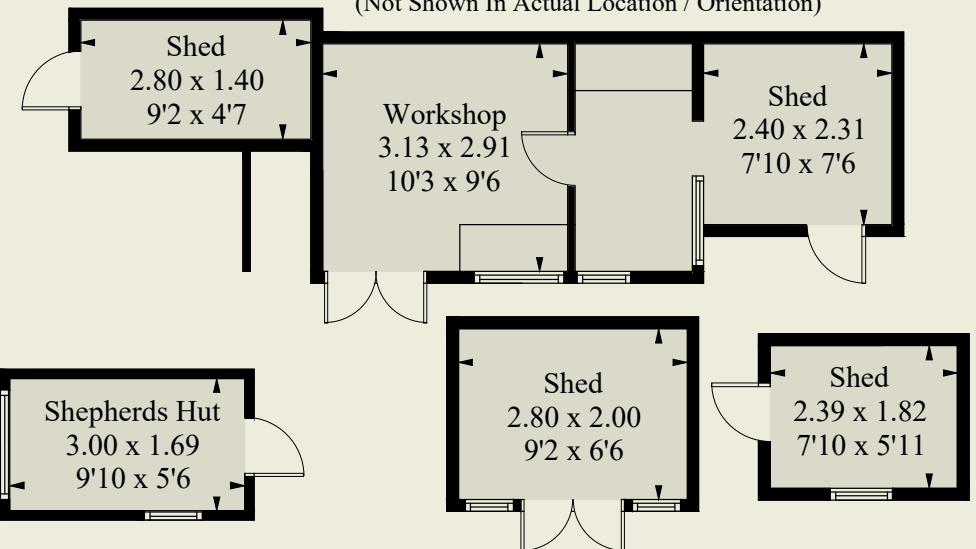


Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 479

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Private drainage system. Central heating and hot water from oil fired boiler. Secondary hot water from immersion heater.

Council Tax: D

Energy Performance Rating: D

Postcode: RG8 9RX

Local Authority: West Berkshire Council
Council Offices, Market Street, Newbury, Berkshire, RG14 5LD
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 over the River bridge into Streatley High Street. At the traffic lights at the top continue straight across and up the hill on the B4009 Newbury Road. After passing through Aldworth turn right opposite the Four Points Public House signposted for Compton. In approx ½ a mile turn right at the next road junction into the private entrance drive for Pibworth House. The property will be found a short way along on the right 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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