



2 GROVE HOUSE

LOWER BASILDON ♦ BERKSHIRE

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2 GROVE HOUSE

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Goring (London Paddington within the hour) 2 ½ miles

♦ Streatley High Street/River 2 miles ♦ Pangbourne 3 miles

♦ Reading 8 miles (London Paddington 27 minutes) ♦ M4

(Junction 12) 8 miles ♦ Henley on Thames 14 miles

♦ Newbury 12 miles ♦ Oxford 18 miles

A spacious ground floor apartment with flexible living/bedroom space in a quiet hamlet on the outskirts of Lower Basildon. The property has the added benefit of a private garden, parking and garage. Great transport links.

- ♦ Entrance Lobby
- ♦ Hallway with cloakroom
- ♦ Kitchen/Breakfast Room
- ♦ Sitting Room with door to the garden
- ♦ Master Bedroom with doors onto terrace and lovely views
- ♦ Bathroom
- ♦ 2 further Reception Rooms or Bedrooms
- ♦ Private Garden
- ♦ Parking for 1 car in front of property
- ♦ Single Garage and Store



LOCATION

Situated in scenic countryside designated an “Area of Outstanding Natural Beauty”, the small village of Lower Basildon lies close to the River Thames approximately midway between Pangbourne and Streatley on Thames at the foot of the Berkshire Downs overlooking the Thames Valley and across to the Chilterns on the Oxfordshire side of the river.

Comprehensive everyday shops and amenities including highly rated primary schools are available at Goring on Thames and Pangbourne with both villages also having mainline stations providing fast commuter services to Reading and up to London (Paddington in well under the hour).

Road communications are also excellent with Reading and the M4 motorway being easily accessible.

On the edge of Lower Basildon stands the historic Basildon House a grand Palladian Mansion, now owned by the National Trust and open to the public as is Beale Park, which extends along the banks of the river where can be seen many exotic varieties of animals and birds as well as a miniature railway. Near the river off Church Lane is the historic 13th century Parish Church of St Bartholomew.

N.B. Crossrail services are scheduled to be commencing from Reading in approx. 2021 which together with the electrifying of the line will significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

2 Grove House is a spacious apartment, being one of only 2 within the building. Entrance leads into the lobby which has a cloakroom and cupboards. The kitchen/breakfast room has views over the garden and the sitting room is vaulted with french doors. The master suite has a bathroom with corner bath and overhead shower. The bedroom has doors leading onto the terrace with views across the Thames. There are 2 further rooms at the front of the property which can be used as additional living space or bedrooms.

OUTSIDE

There is a terrace leading from the sitting room and grassed garden. At the front of the property is parking for 1 car, plus a short walk away is a garage with store attached.



2 Grove House, Lower Basildon, RG8 9ND

Approximate Floor Area = 116.7 sq m / 1256 sq ft

Outbuilding = 24.9 sq m / 568 sq ft (Excluding Rented Garage)

Total = 141.6 sq m / 1524 sq ft (Including Garage / Excluding Void)

Including Limited Use Area (0.2 sq m / 2 sq ft)



Ground Floor

Outbuilding

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 247420

GENERAL INFORMATION

Services: Mains electric is connected to the property. Oil Central Heating

Council Tax: B

Postcode: RG8 9ND

Energy Efficiency Rating: E / 54

Local Authority: West Berkshire District Council – Telephone: 01635 42400

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. Just before the village of Lower Basildon, there is a turning on the left with grass area in front. Turn into there and follow the road round towards the bottom and 2 Grove House will be found on your left hand side.

VIEWING

Strictly by appointment through Warmingham & Co

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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