



2 PENNYCROFT COTTAGES

MEAD LANE ♦ UPPER BASILDON

Warmingham
www.warmingham.com

2 PENNYCROFT COTTAGES

MEAD LANE ♦ UPPER BASILDON

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 (Distances approximate)

A beautifully presented fully refurbished character semi-detached cottage with good size accommodation of approximately 1060 Sq Ft, with a lovely rural position and far reaching views.

- ♦ Sitting room with open fireplace
- ♦ Fully fitted kitchen
- ♦ Breakfast/ Family room with log burning stove
- ♦ Cloakroom
- ♦ Boot room

- ♦ Master bedroom with ensuite shower room
- ♦ Two further double bedrooms with lovely views
- ♦ Family bathroom with shower over bath

- ♦ Ample parking

- ♦ Pig Sty

- ♦ Lovely formal garden area

- ♦ Lawned garden with adjoining woodland



SITUATION

Situated just to the West of Pangbourne on Thames is the highly regarded village of Upper Basildon, lying on the edge of the Berkshire Downs surrounded by scenic countryside which provides walks and bridle ways through a beautiful rural landscape designated an "A.O.N.B."

The village itself offers a range of amenities including the Parish Church of St. Stephens, a highly rated Primary School and a traditional Pub serving good food. A splendid new village hall has been built in recent years which has become the centre for a variety of community activities utilising its adjoining sports field and tennis courts. There are local Bus services to Pangbourne on Thames, Reading, Newbury, and Goring on Thames and in the local area are an excellent range of Private schools including St. Andrews, Pangbourne College, the Oratory, Bradfield College, Elstree, Brockhurst, Downe House for Girls, Cranford House and Moulsoford Prep. The village also has a part-time Post Office /Stores run from the Parish Church.

Nearby the picturesque Thameside village of Pangbourne offers a wide range of amenities and everyday facilities including shops notably an award winning Butchers, speciality Cheese shop, Hardware store and a Co-Op Supermarket. There is also a Library, Health Centre, Dentist, choice of Restaurants and Café/Bistro's, a number of traditional Inns, 2 Hotels and importantly a mainline railway station with fast commuter services up to London (Paddington) in well under the hour (25 minutes from Reading).

Additionally the village enjoys excellent road communications with easy access to surrounding major towns and for the M.4 at Theale (J.12).

PROPERTY DESCRIPTION

A beautifully presented and charming fully refurbished semi detached character cottage with many original features and wonderful garden with adjoining woodland and views.

The property has a spacious sitting room with lovely open fireplace. The breakfast /family room is also a good size with a log burning stove. The kitchen is fully fitted with an adjoining boot room with washer and dryer and delightful views over the garden. Additional storage space to the rear. There is an external door to the rear of the property and gardens. A cloakroom is next to the boot room.

Upstairs the master bedroom benefits from fabulous views of the gardens and far reaching countryside. There is an adjoining ensuite shower room.

There are 2 further double bedrooms also with lovely views. The family bathroom has a shower over the bath.

OUTSIDE

There is a lovely lawned garden with adjoining woodland. At the further part of the garden there is a charming Pig Sty. The property also benefits from ample parking.



2 Pennycroft Cottages, Mead Lane, Upper Basildon, Berkshire, RG8 8ND

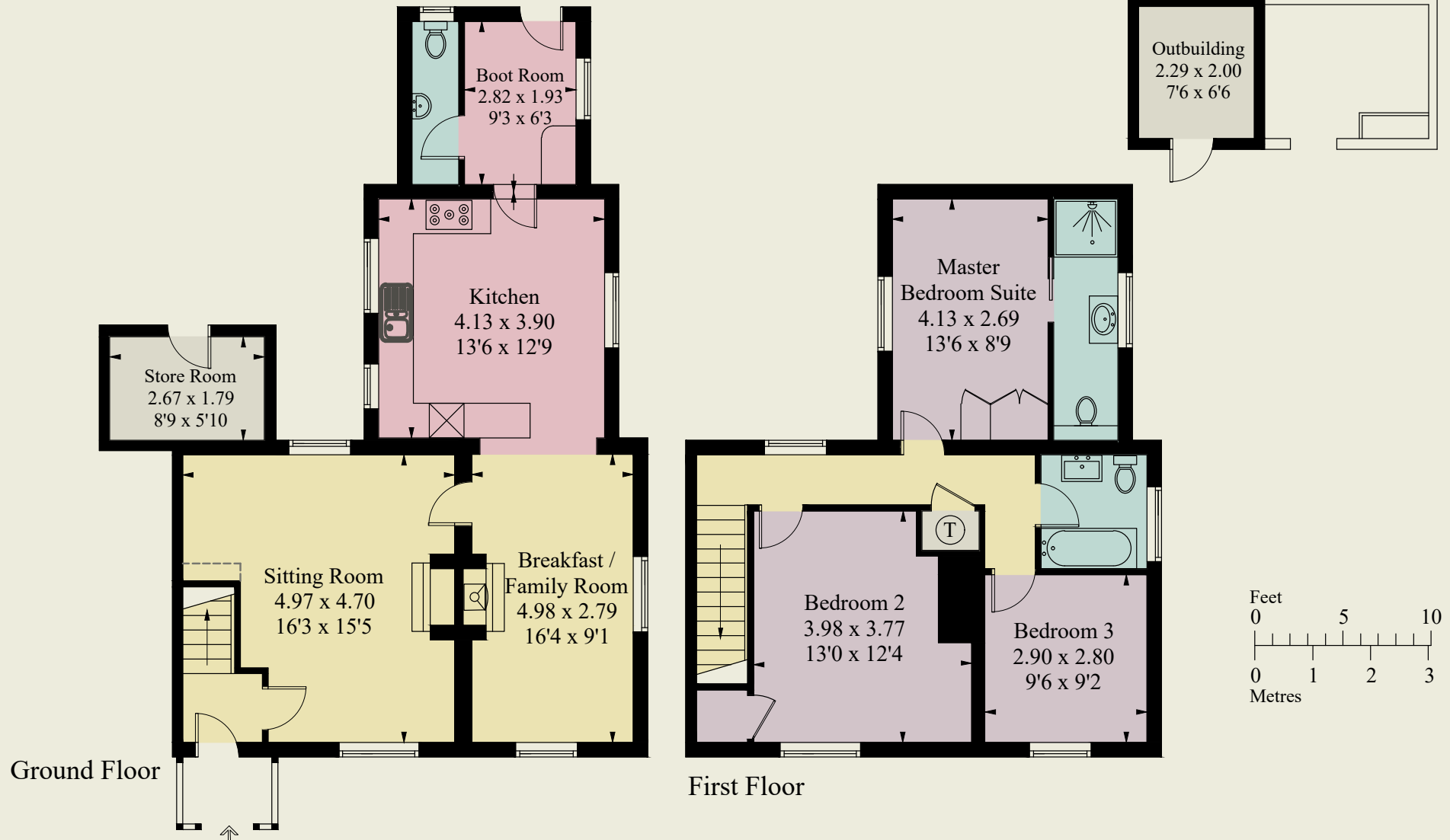
Approximate Gross Internal Area = 94 sq m / 1011 sq ft

Outbuilding = 4.5 sq m / 48 sq ft

Total = 98.5 sq m / 1060 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 404

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



GENERAL INFORMATION

Services: The cottage is attached to a septic tank and soakaway which serve all four cottages. Air source heat pump heating.

Council Tax: E

Energy Performance Rating: TBC

Postcode: RG8 8ND

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices turn left and continue over the river bridge and up Streatley high street to the traffic lights. Turn left at the crossroads and continue out of Streatley towards Lower Basildon. Drive through Lower Basildon and towards Pangbourne. At the bridge and traffic lights, turn right into Mead Lane and continue on the road for some way until you see Pennycroft Cottages on the right. Number 1 being the far left. The driveway is approached from Mead Lane and to the right side of number 4 Pennycroft Cottages. You drive behind the cottages and 2nd to the end is the driveway of number 2 Pennycroft Cottages.

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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

