



# 8 BECKFORDS

UPPER BASILDON ♦ BERKSHIRE

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# 8 BECKFORDS

UPPER BASILDON ♦ BERKSHIRE

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)

Situated within this lovely Berkshire village and conveniently placed for access to Pangbourne with commuter trains to Reading, Oxford and London Paddington and Theale for M4.

A beautifully presented cottage offering 3 /4 bedroom accommodation of approximately 1,571 sq ft with driveway parking and delightful private garden.

- ♦ Entrance Hall
- ♦ Study
- ♦ Cloakroom
- ♦ Bedroom 4 / Family Room
- ♦ Sitting Room with Woodburner
- ♦ Kitchen Breakfast Room
- ♦ Utility Room

- 
- ♦ Landing
  - ♦ Main Bedroom with Ensuite Shower Room
  - ♦ Second Bedroom with Built In Wardrobe and Large Eaves Storage
  - ♦ Third Bedroom
  - ♦ Family Bathroom

- 
- ♦ Driveway Parking for 2 Cars

- 
- ♦ Secluded Rear Cottage Garden



## 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, Moultsford 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

Originating from 1780, 8 Beckfords is a semi detached cottage with white rendered elevations under a tiled roof. Having been extended in 2004, it offers sympathetic and well designed accommodation. Entrance is under a covered porch into a spacious hallway which has stunning oak flooring and beamed ceiling. The kitchen and study are at the front of the house and the kitchen incorporates a breakfast bar and dining area. There is a separate utility room with a back door to the garden. The cloakroom is next to Bedroom 4/family room and then hallway continues into the sitting room. The sitting room overlooks the garden, with French doors allowing for access. It is a spacious room and has a woodburner. An oak staircase then takes you up to the landing area with double airing cupboard. The main bedroom is a lovely bright room with pretty panelling to the long wall and ensuite shower room. The second bedroom overlooks the rear garden and has a built-in wardrobe and access to a large eaves storage cupboard. There is a further double bedroom and family bathroom. With pretty features, such as oak ledged and brace doors, 8 Beckfords is a beautiful character cottage and an early viewing is advised.

## OUTSIDE

The driveway is to the side of the property and provides off road parking for 2 cars. The cottage garden at the back has a lovely private aspect. Bricked borders are full of flowers and shrubs and then steps take you up to the main garden which is lawned and fully fenced. There is a painted shed for storage, then at the back is a terrace area, perfect for "al fresco" dining and entertaining. Mature trees offer a wonderful backdrop and the gardens truly compliment this pretty cottage.





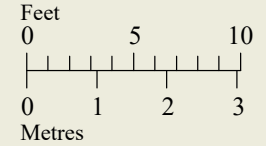


# 8 Beckfords, Upper Basildon, Berkshire, RG8 8PB

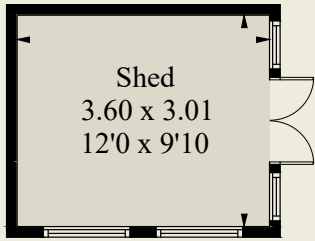
Approximate Gross Internal Area = 146 sq m / 1571 sq ft

Limited Use Area = 11 sq m / 118 sq ft    Outbuilding = 10 sq m / 107 sq ft

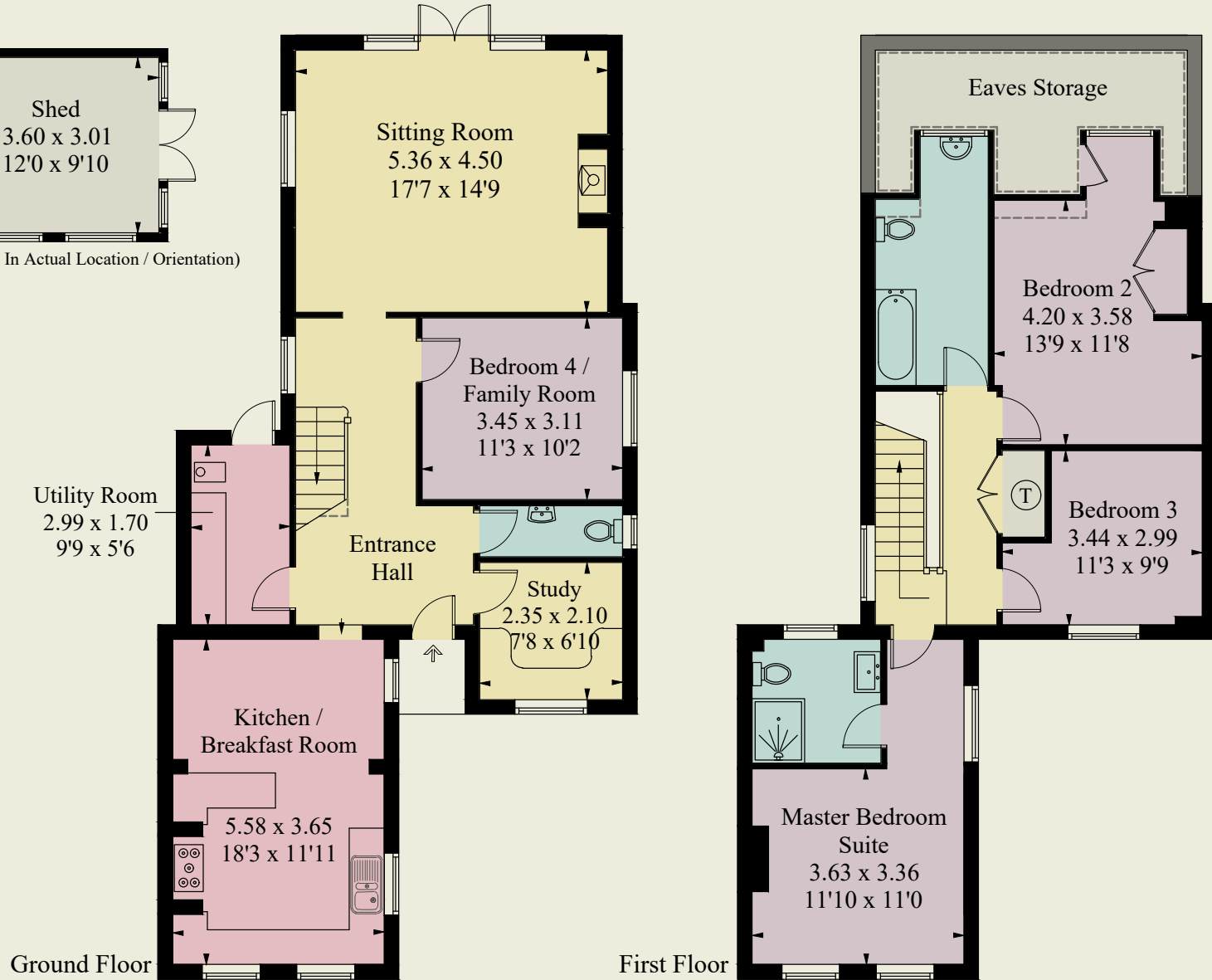
Total = 167 sq m / 1797 sq ft



= Limited Use Area



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 474

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. Gigaclear is connected to the property with speeds of up to 1gb.

**Council Tax:** D

**Energy Performance Rating:** D / 63

**Postcode:** RG8 8PB

**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 and it will naturally flow into Bethesda Street. At the end of the road, turn left onto Alworth Road and continue for about 150 metres and then turn left onto Beckfords. Follow the road round to the right and 8 Beckfords will be found 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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