



MAY COTTAGE

GARDENERS LANE ♦ UPPER BASILDON ♦ BERKSHIRE



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READING - 7 miles ♦ OXFORD - 19 miles ♦ HENLEY on
THAMES - 13 miles ♦ NEWBURY - 10 miles ♦ M4 (J12) - 6 miles
♦ M40 (J6) - 15 miles ♦ HEATHROW - 40 miles ♦ Mainline Railway
Station to LONDON PADDINGTON within the hour - 2 miles
(Distances and times approximate)

In a delightful setting quietly tucked away within this quintessential English village this beautiful 4 bedroom detached cottage offers high quality and stylish accommodation with lovely garden and grounds.

A modern & contemporary home with spacious accommodation extending to approximately 2357 sq ft, including garage, 4 bedrooms, 2 being suites, family bathroom, 3 reception rooms.

- ♦ A Fully Furnished Family Residence Extending To Approximately 2357 Sq Ft, With Delightful Gardens & Grounds

- ♦ Quintessential English Village Within Close Driving Distance Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

- ♦ Spacious Gated Driveway for several cars

- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Kitchen with Breakfast Room Area
- ♦ Utility Room
- ♦ Sitting Room With Fireplace & Log Burner
- ♦ Dining Room
- ♦ Study
- ♦ Main Bedroom with En-Suite Shower Room
- ♦ 2nd Bedroom with Ensuire Shower Room
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom

- ♦ Detached Garage

- ♦ In All Extending To Approximately 2357 Sq Ft

- ♦ Landscaped Gardens & Grounds



SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downlands 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 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, Reading, Streatley on Thames and Goring 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; Pangbourne College, Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail (Elizabeth Line) services have commenced from Reading, connected to directly via multiple nearby railway stations such as Goring & Streatley and Pangbourne, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Built in a traditional brick and flint design, May Cottage enjoys a tucked away position within this small cul de sac. Entrance is under a covered tiled roof into the entrance hall. There is oak flooring throughout the downstairs, except for the living room which is fully carpeted. The property has a study, dining room, kitchen with breakfast area, utility room, cloakroom and living room with a woodburner.

Upsatirs there are 2 bedrooms both with ensuite shower rooms, 2 further bedrooms and a family bathroom.

OUTSIDE

Quietly situated within the favoured heart of the village, enjoying a private outlook, with a driveway leading up to the house itself and mature hedging creating privacy.

The gardens and grounds wrap themselves around the property, with a patio area to the side and rear, perfect for 'Al Fresco'. The remainder garden is mostly laid to lawn with pretty borders.



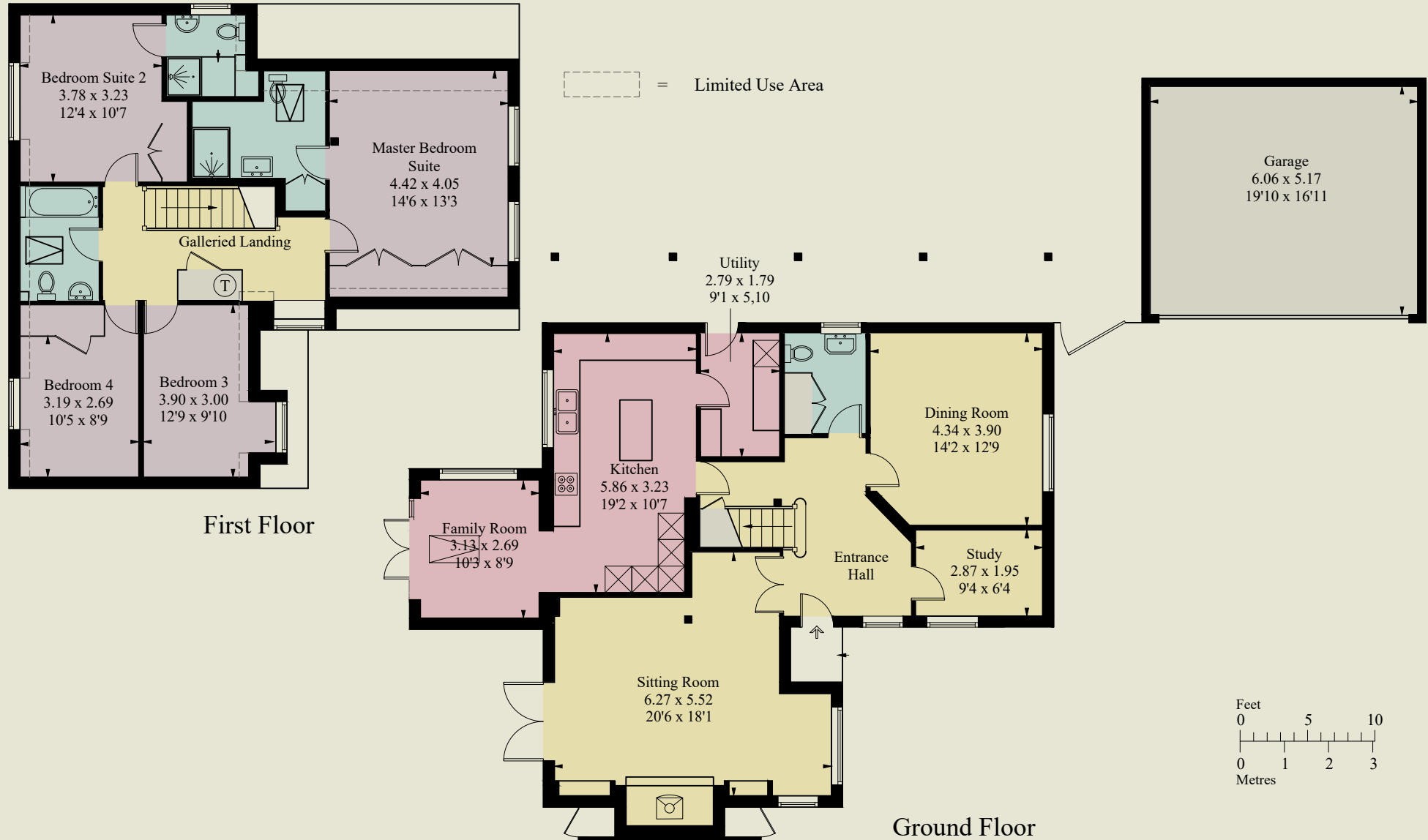
May Cottage, Gardeners Lane, Upper Basildon, Berkshire, RG8 8NP

Approximate Gross Internal Area = 183 sq m / 1969 sq ft

Limited Use Area = 5 sq m / 53 sq ft

Garage = 31 sq m / 333 sq ft

Total = 219 sq m / 2357 sq ft



CREATESPACE DESIGN ref 309

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



GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Oil fired central heating and hot water.

Technology: Gigaclear ultrafast broadband up to 940Mbps upload/download available subject to contract agreement.

Energy Performance Rating: 65 | D

Postcode: RG8 8NP

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-on-Thames turn left and proceed down the High Street, across the river bridge and up to the top of Streatley-on-Thames High Street where at the traffic lights turn left signposted for Pangbourne. On reaching Lower Basildon in approximately 2 miles, turn right opposite the garage into Park Wall Lane. Follow this road up into the village of Upper Basildon, proceeding through Bethesda Street, until reaching a 'T' junction, where you take the left turn onto Aldworth Road. Carry on this road, past the Red Lion pub on your left and in a few hundred yards take the turning right onto Gardeners Lane and May Cottage will be found immediately on your right at the far end of the small cul de sac.



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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