



THE LODGE ♦ FAYLEYS HOUSE

ALDWORTH ♦ BERKSHIRE



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Goring Station 3 miles ♦ Wallingford 6 miles ♦ Reading 9.5 miles ♦
Henley on Thames 15 miles ♦ Newbury 10 miles ♦ Oxford 19 miles
♦ M4 at Theale (J.12) 8 miles ♦ A34 dual carriageway at Est Ilsley
5 miles (Distances approximate)

Situated in a highly regarded unspoilt village on the edge of the Berkshire Downs just above the Thames Valley at Streatley on Thames in an area of "Outstanding Natural Beauty". A 2 bedroom home offering substantial living space and standing in lovely grounds with far reaching views.

- ♦ Large Entrance Hall
 - ♦ Cloakroom
 - ♦ Kitchen/Breakfast Room
 - ♦ Utility Room
 - ♦ Sun Room
 - ♦ Sitting Room
 - ♦ Drawing Room
-
- ♦ Master Bedroom with and Dressing Area and Ensuite
 - ♦ Spacious Landing
 - ♦ Second Bedroom
 - ♦ Family Bathroom
-
- ♦ Lawned Garden and Garage



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 this way of life still continues today thus retaining its unspoilt charm and character with there having been 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 newly built Village Hall, the latter providing numerous social and community activities.

Located just off the B4009 road to Newbury and only a 5 minute drive from Streatley / Goring on Thames where there are good shopping facilities and amenities including a mainline station providing fast commuter services up to London (Paddington) in under the hour.

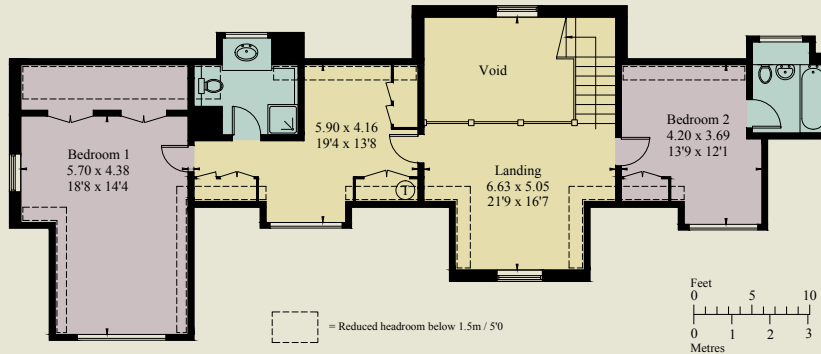
The village also has good road communications for the major centres of Newbury, Reading, Oxford and the M4 motorway at Junctions 12 (Theale) or 13 (Chieveley). The A.34 at East Ilsley linking the South Coast with the Midlands is also within a short drive.

N.B. Crossrail services have commenced from Reading which together with the electrifying of the line will significantly improve travelling times to central London destinations.

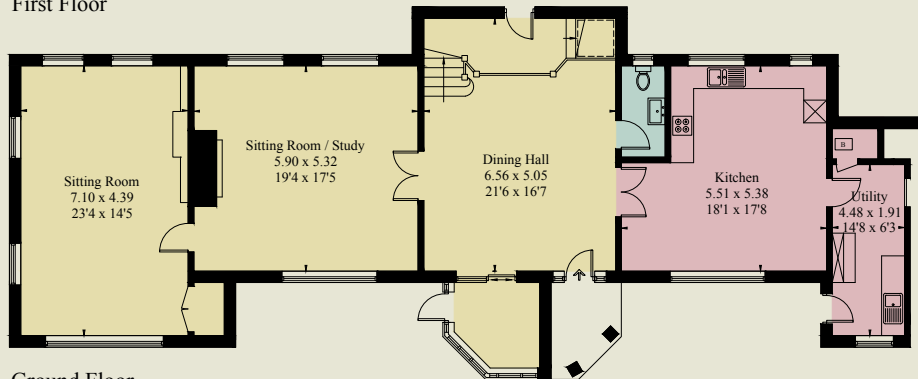


Fayleys Lodge, Aldworth, Reading, RG8 9RL

Approximate Gross Internal Area = 238.5 sq m / 2567 sq ft
(Excluding Void)



First Floor



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 178954

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

Services: Mains water and electricity are connected to the property and central heating and hot water from oil fired boiler.

The property adjoins a smaller apartment and the boiler and electric meter serve both properties. There is an apportion split for both oil and electric of 75% of the total costs for The Lodge.

Council Tax: G

Energy Performance Rating: D

Postcode: RG8 9RL

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 crossing over the river bridge and continue up to the top of the High Street where at the traffic lights proceed straight across on to the B4009 to Newbury. Continue on this road for a further 2½ miles and on reaching Aldworth, turn left at the sharp right hand bend down an unmarked road. The entrance to The Lodge is the second driveway after the entrance to Fayleys House.

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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