



52 WAKEMANS

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)

Situated in a quiet tucked away position within this popular road, easily accessible for extensive nearby amenities, the scenic riverside, and mainline railway station providing access to London Paddington in under the hour, a 3 bedroom terraced house of approximately 947 Sq Ft, benefitting from upgrading. Set back privately with front and rear gardens plus parking close by.

♦ Front & Rear Garden

♦ Entrance Lobby

♦ Hall

♦ Sitting Room

♦ Kitchen/Breakfast Room

♦ Utility Room

♦ Cloakroom

♦ 3 Bedrooms

♦ Shower Room

♦ Parking Close By

♦ In All Approximately 947 Sq Ft



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 has a highly regarded C of E primary school, 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, 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.

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

PROPERTY DESCRIPTION

On a popular road on the outskirts of this rural village located in an area of "Outstanding Natural Beauty", just some two miles from Pangbourne on Thames with its commuter station for London Paddington, and easily accessible for Reading and the M4, 52 Wakeman's is a 3 bedroom terraced house.

Entrance is through into a lobby with door leading into the hall with stair access. The living room overlooks the private front garden and then it flows into the kitchen breakfast room.

Towards the rear of the hall is a large cupboard and then utility room with cloakroom opposite. The is back door access into the garden.

Upstairs there are 3 bedrooms and shower room. The house would benefit from renovation and refurbishment.

OUTSIDE

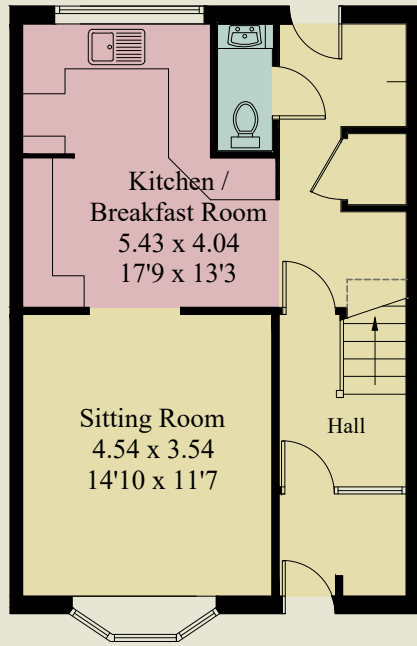
A pedestrian path leads along to the private front garden with hedging on both sides and lawn with path and borders. At the rear is an enclosed garden, fenced to both sides.

Mainly laid to lawn with a shed and rear gate. Parking is found a short distance back along the front path close to the property.

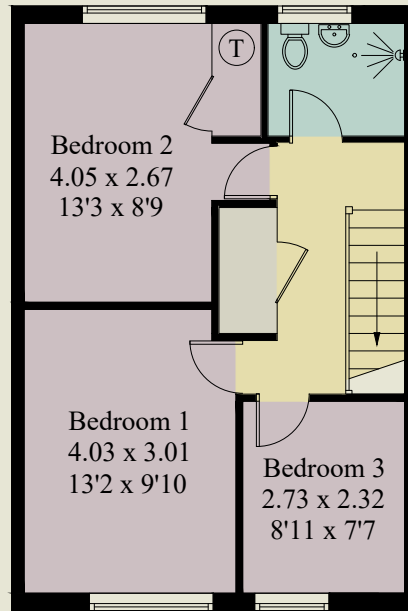


52 Wakemans, Upper Basildon, Berkshire, RG8 8JE

Approximate Gross Internal Area = 88 sq m / 947 sq ft

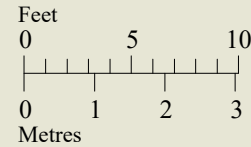


Ground Floor



First Floor

= Limited Use Area



GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Heating from Night Storage Heaters.

Council Tax: C

Energy Performance Rating: 64 / D

Postcode: RG8 8JE

Local Authority: West Berkshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the high street and up to the top of Streatley High Street where at the traffic lights, turn left for Pangbourne. On reaching Pangbourne, carry on through the village and turn right onto Pangbourne Hill just before you leave the village. Follow the road up to Upper Basildon and Wakeman's will be found on your left hand side. Carry on through the road and bear left until you naturally come to some garaging and parking. 52 will be found along the pedestrian path on the right 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.

CREATESPACE DESIGN ref 526

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



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