



# 1 FAYLEYS COTTAGES

ALDWORTH ♦ WEST BERKSHIRE



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Streatley on Thames / Goring on Thames - 2.5 Miles ♦

Wallingford - 8 Miles ♦ Oxford - 21 Miles ♦ Newbury - 11 Miles ♦

Reading - 13 Miles ♦ M4 at J12 - 9 Miles ♦ M4 at J13 - 8 Miles

♦ A34 at East Ilsley - 4.5 Miles (Distances approximate)

Sitting within an idyllic rural location in an elevated position, having stunning views of the beautiful Downland Countryside in this popular English village, situated in South West facing gardens and grounds of approximately 0.54 of an acre, yet just a short walk to the village pubs, village hall & cricket pitch, and church, or a short drive to extensive amenities and schooling, as well as for a mainline railway station, providing direct access to London Paddington within the hour.

A 3 bedroom semi detached house, with considerable scope for modernisation and enlargement subject to relevant planning permission.

♦ Stunning countryside setting with open rural views

♦ Entrance Hall

♦ Sitting Room with fireplace

♦ Dining Room

♦ Kitchen

♦ Enclosed Side Porch

♦ W.C (accessed outside)

♦ 2 Double Bedrooms

♦ 3rd Single Bedroom

♦ Family Bathroom

♦ Private Driveway

♦ Detached Garage

♦ Outbuilding

♦ Superb South-West facing Gardens & Grounds of approx.  
0.54 of an acre



## 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 "National Landscape". 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. The well regarded Casey Fields Farm Shop & Café is within 2 miles and offers well stocked produce, including meat, vegetables and cheeses, mostly locally sourced.

Located just off the B4009 road to Newbury and only a 10 minute drive from Streatley / Goring on Thames where there are good shopping facilities and amenities including 4 pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries, a Tesco Express and 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.

## PROPERTY DESCRIPTION

1 Fayleys Cottages is one of a pair of semi-detached houses dating from the 1930's. With red brick elevations and tiled roof, it is of traditional design, but having had investment of UPVC windows in the past. The front door opens into an entrance hall, and through to the sitting room with fireplace. The dining room is at the rear of the house, where there are the most wonderful garden views. A large understairs cupboard sits to the side of the kitchen entrance and the kitchen adjoins an enclosed side porch. Upstairs are three good bedrooms and a family bathroom arranged around a central landing. The main bedroom looks across the garden and beyond across The Downlands. The property offers scope for refurbishment and enlargement, subject to relevant planning permission.

## OUTSIDE

The property is approached via a quiet rural lane, with a private driveway to the side of the property and in front of the detached garage, providing off road parking for several cars. The house stands in an extensive garden plot approaching 0.54 of an acre, with glorious far reaching views over the surrounding downland countryside. Mainly laid to lawn there are several mature trees and shrubs to the grounds and boundary. The grounds afford superb potential for further landscaping, enjoying a desirable South-Westerly aspect.

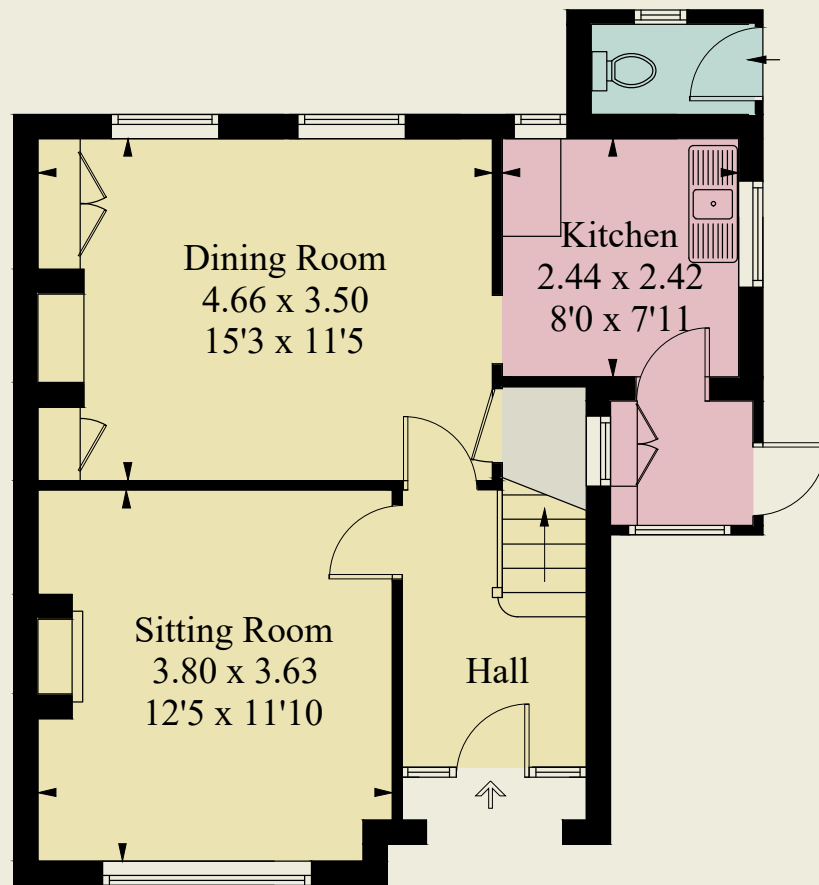


# 1 Fayleys Cottages, Aldworth, Berkshire, RG8 9RN

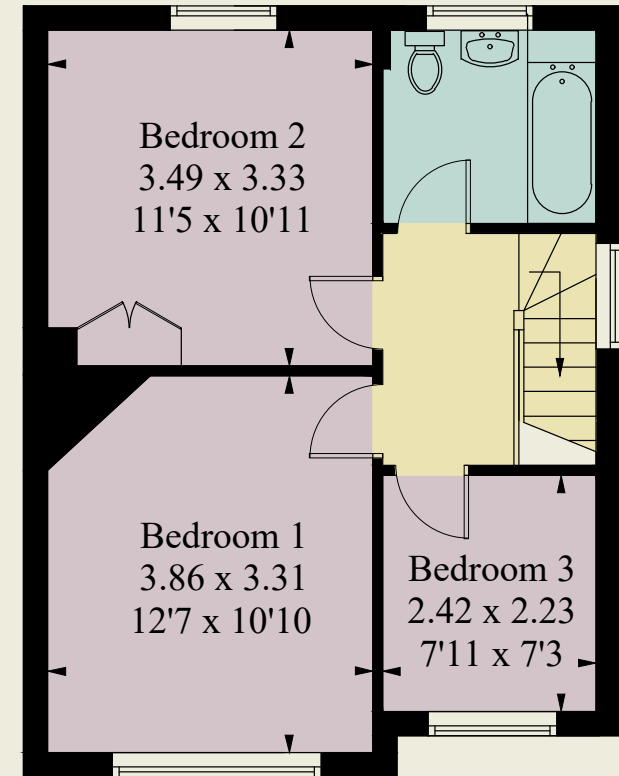
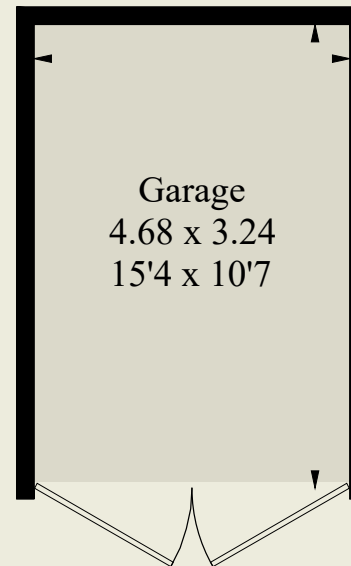
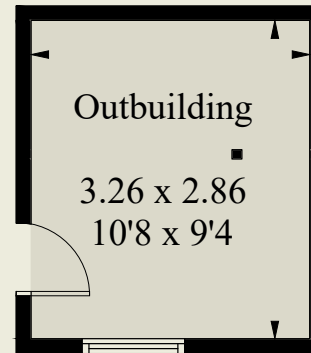
Approximate Gross Internal Area = 88 sq m / 947 sq ft

Outbuildings = 24 sq m / 258 sq ft

Total = 112 sq m / 1205 sq ft



Ground Floor

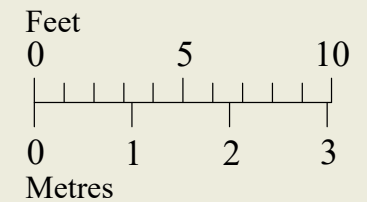


First Floor

(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 529

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







## GENERAL INFORMATION

**Services:** Mains water and electricity are connected. Central heating & hot water from LPG system, boiler located in the Dining Room. Septic tank drainage shared with No.2.

**Council Tax:** D

**Energy Performance Rating:** E / 54

**Postcode:** RG8 9RN

**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, over the River Bridge continuing up to the top of Streatley High Street. At the traffic lights cross roads go straight over and proceed up the hill on the B.4009. On reaching Aldworth continue through the village for almost half a mile, and when you reach the first bend of a chicane where the road takes a sharp bend to the right, take a left hand turn on the corner onto a gravelled lane. 1 Fayleys Cottages will be found a short way along 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.

**Warmingham**  
www.warmingham.com

**01491 874144**

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

E: sales@warmingham.com

www.warmingham.com



