



CORNER COTTAGE

QUICKS GREEN ♦ ASHAMPSTEAD ♦ BERKSHIRE

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Pangbourne 3 ½ miles (London Paddington within the hour) ♦

Goring 4 ½ miles ♦ Streatley High Street / River Thames 4 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)

Privately tucked away within this lovely Berkshire Hamlet and conveniently placed for access to Pangbourne or Goring with commuter trains to Reading, Oxford and London Paddington and Theale for M4.

A detached house with scope to refurbish and extend, subject to relevant planning permission, sitting within a large plot of approximately 0.82 of an acre including wooded area and, backing onto adjoining fields.

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Kitchen
- ♦ Breakfast Area
- ♦ Rear Porch

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- ♦ Main Bedroom with Wardrobes and Ensuite Bathroom
 - ♦ 2 Further Bedrooms
 - ♦ Family Bathroom

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- ♦ Double Garage
 - ♦ Workshop, Log Store and Shed

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- ♦ In All Approximately 2,055 sq ft

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- ♦ Driveway
 - ♦ Private Secluded Gardens and Grounds of Approximately 0.82 of an Acre



SITUATION

Quicks Green is a Hamlet close to Ashampstead and the Basildons on the edge of the Berkshire Downlands in an area of 'Outstanding Natural Beauty'. The village of Ashampstead sits high up on the Berkshire Downlands surrounded by delightful countryside, a large portion of which is owned and farmed by the Yattendon Estates with neat hedgerows and crops in rotation. Largely unspoilt, it retains its quiet country charm with the principal local industries still being farming and forestry. Ashampstead boasts a village green and around the central part of the village are a number of interesting listed properties, many dating from the 16th century and the Church of St Clement dates from the 12th century with 13th century frescoes and a 15th century wooden bell turret, with the remaining bell bearing the inscription 'Henry Knight made me in 1662'. With a popular local Farm Shop, Casey Fields, there also are many bridleways and footpaths in the surrounding area and the village enjoys good road communications, being located just off the B4009 road which runs across the downs from Newbury to Streatley on Thames. The M4 motorway can easily be reached at either junction 12 or 13 and the A34 dual carriageway, linking Newbury with Oxford is within easy driving distance. For rail commuters there are local stations at Pangbourne and Goring-on-Thames providing excellent services up to London (Paddington) in under the hour. Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Hampstead Norreys Primary School and The Downs Secondary School in Compton, but also Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, 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.

PROPERTY DESCRIPTION

Built around the 1920's, Corner Cottage offers a great opportunity to acquire a property with a larger than average plot in a private countryside location. The house itself is traditionally constructed with brick elevations and slate roof. Having been extended in 1980's the property itself is in need of refurbishment and can be further extended, subject to relevant planning permission. Entrance is into the hall with staircase and there is an understairs cupboard, cloakroom and boiler room. The kitchen has a larder and is fully fitted. It has a door into an enclosed porch. The breakfast room leads off the kitchen and there is a door allowing for direct garden access. The sitting room has a fireplace and French Doors overlooking the garden. Upstairs the main bedroom has built in wardrobes and an ensuite bathroom. There are 2 further bedrooms and second family bathroom.

OUTSIDE

Set within 0.82 of an acre, the plot is of generous proportions. The driveway sits at the front of the plot with parking for several cars. The double garage has 2 up and over doors and there is a workshop, shed and log store attached on the rear all with separate doors. The property is privately occupied behind hedging and there is a lawned area to the front. To the side of the driveway is a wooded area leading up to the boundary. The majority of the gardens are at the back of the property and there is a terrace offering a perfect seating area to enjoy peace and quiet. The gardens are mainly laid to lawn with mature shrubs and trees throughout. The boundary runs adjacent to fields and the whole plot is a huge asset and offers a wonderful opportunity.

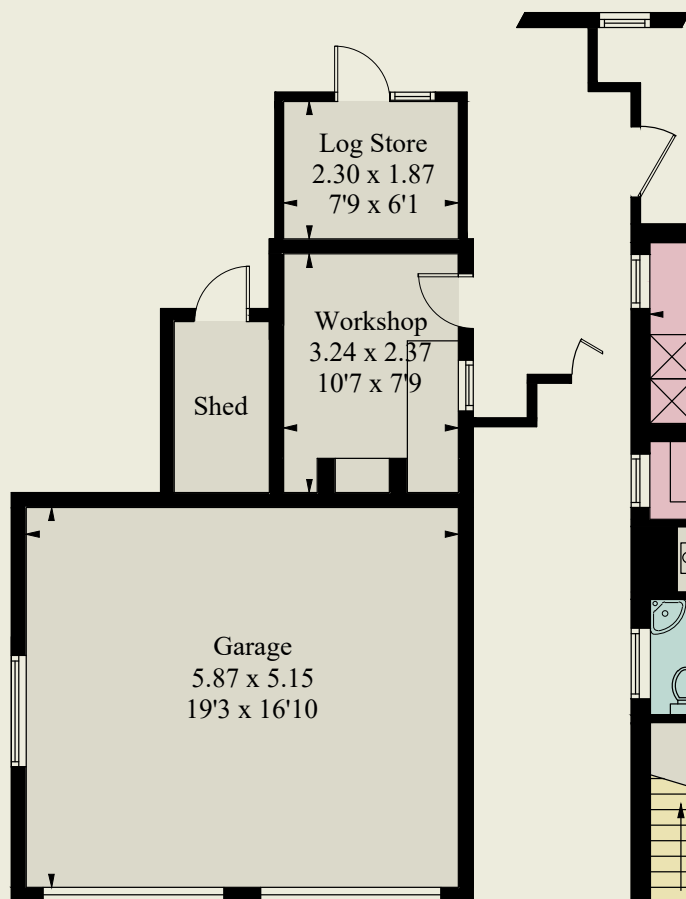
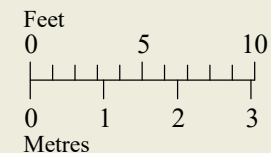


Corner Cottage, Quicks Green, Upper Basildon, Berkshire, RG8 8SN

Approximate Gross Internal Area = 144 sq m / 1550 sq ft

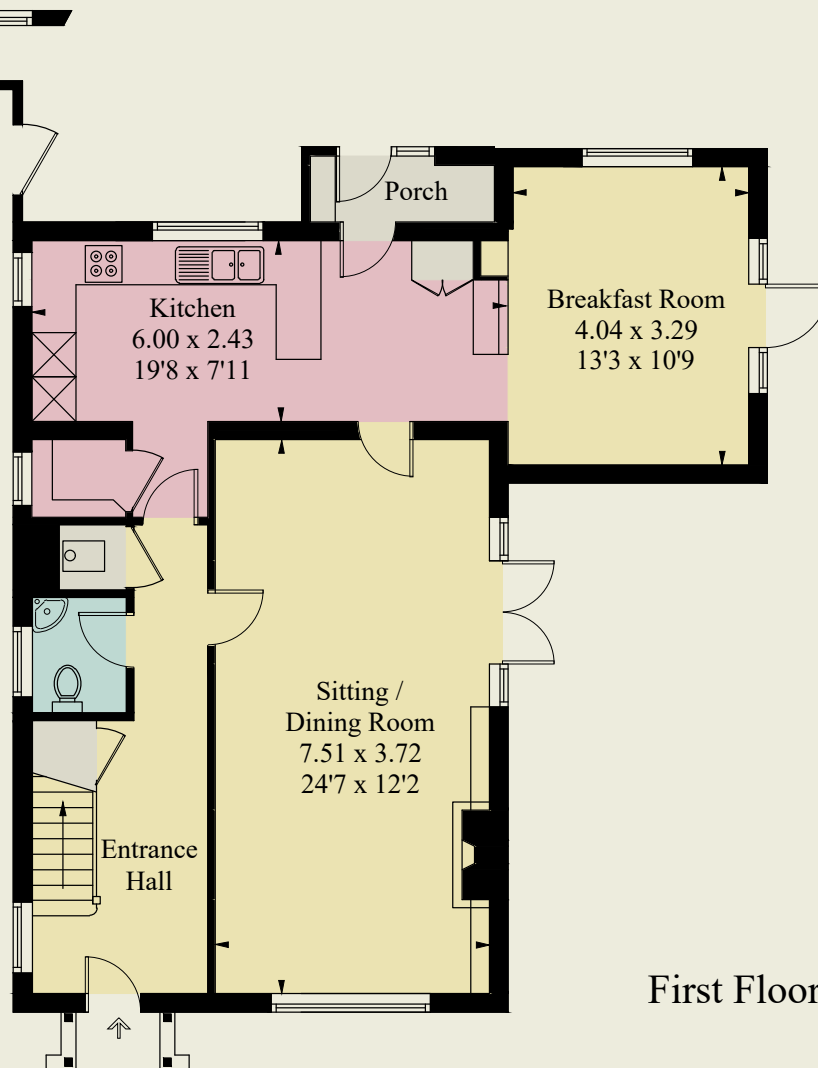
Outbuildings = 47 sq m / 505 sq ft

Total = 191 sq m / 2055 sq ft

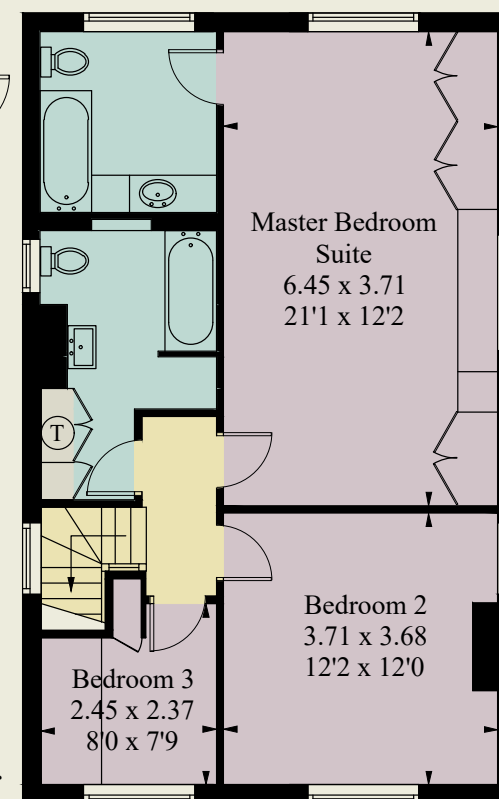


(Not Shown In Actual Location / Orientation)

Ground Floor



First Floor



CREATESPACE DESIGN ref 547

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



GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Private septic tank drainage. Central heating from oil fired boiler (N/B The oil tank was replaced last year).

Council Tax: G

Energy Performance Rating: F

Postcode: RG8 8SN

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 right onto Aldworth Road then first left onto Kiln Hill. Go past Captains Gorse and then take the next right onto Ashampstead Road. Carry on until the sharp left hand bend which takes you onto Whitemoor Lane. Corner Cottage will be found in approximately 200 metres on the left hand corner.

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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