



TILED COTTAGE

ALDWORTH ROAD ♦ UPPER BASILDON ♦ BERKSHIRE



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Mainline Railway Station to LONDON PADDINGTON within the hour - 2 miles at PANGBOURNE ♦ 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 (Distances and times approximate)

Enjoying a relaxing ambience nestling in the heart of this delightful rural village, yet easily accessible for extensive nearby amenities, the scenic riverside, and mainline railway station providing access to London Paddington in under the hour.

A beautifully presented and contemporary 4 bedroom, 4 bathroom bungalow set within a private 0.25 of an Acre plot, including detached double garage, large driveway, raised terrace and garden.

- ♦ Entrance Hall
- ♦ Kitchen
- ♦ Vaulted Living/Dining Room
- ♦ Utility Room
- ♦ Family Room with Woodburner

- ♦ 3 Bedroom Suites
- ♦ 4th Bedroom
- ♦ Family Shower Room
- ♦ Large Loft, Part Boarded

- ♦ Detached Double Garage
- ♦ Garden Shed and Bike Shed
- ♦ Large Gravelled Driveway & Front Garden, hedged for Privacy
- ♦ Raised Terrace
- ♦ Rear Garden
- ♦ 0.25 of an Acre Plot

- ♦ In all Extending to Approx 2,292 sq ft



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 new 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.

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; St Andrews Prep School, Bradfield College, Pangbourne College, Downe House, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

Built in the 1950's, Tiled Cottage has been totally renovated and extended in recent years to provide a well appointed, contemporary home, including a vaulted reception room coming off the beautifully crafted kitchen and 4 luxurious bathrooms. With black painted boards and rendered elevations under a tiled roof, it sits very attractively within its boundaries. Entrance is into a large hall with wood flooring, which runs through into the reception rooms and the oak panelled doors compliment the look. The sitting room is at the front of the property and has a wood burner. An inner hall leading into the kitchen has 2 built in cupboards and a spacious utility room. The room then opens into the kitchen which has grey fitted units with quartz worktops. A large island naturally separates the room from the stunning vaulted sitting dining room. There are bi-fold doors allowing for masses of natural light and with views of the terrace and garden it offers a most appealing connection to outside and that of an "al fresco" lifestyle. The main bedroom has wall to wall built in wardrobes and French doors provide garden access. There is an ensuite with bath and overhead shower. There are 3 further bedrooms, 2 with ensuites and fitted wardrobes. Additionally there is a family shower room. Tiled Cottage provides versatile and sophisticated accommodation with an open plan element. An early viewing is recommended.

OUTSIDE

Sitting privately behind hedging, Tiled Cottage is set well back from the road with gates leading onto the gravelled driveway offering parking for several cars to the front. Further gates then lead up to the detached double garage where further parking is provided. The garden has a large raised terrace which is a wonderful dining and entertaining space overlooking the lawned garden with country hedging all around offering a natural backdrop.



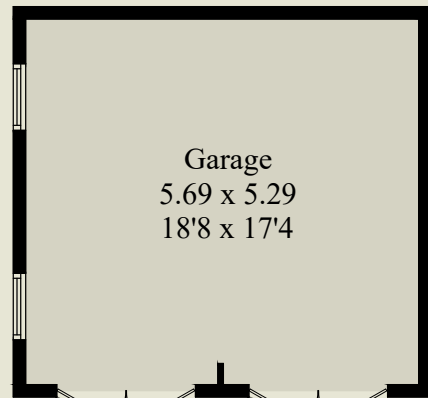


Tiled Cottage, Aldworth Road, Upper Basildon, Berkshire, RG8 8NG

Approximate Gross Internal Area = 176 sq m / 1894 sq ft

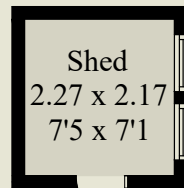
Outbuildings = 37 sq m / 398 sq ft

Total = 213 sq m / 2292 sq ft

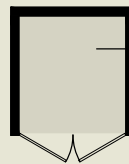


Garage
5.69 x 5.29
18'8 x 17'4

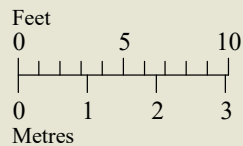
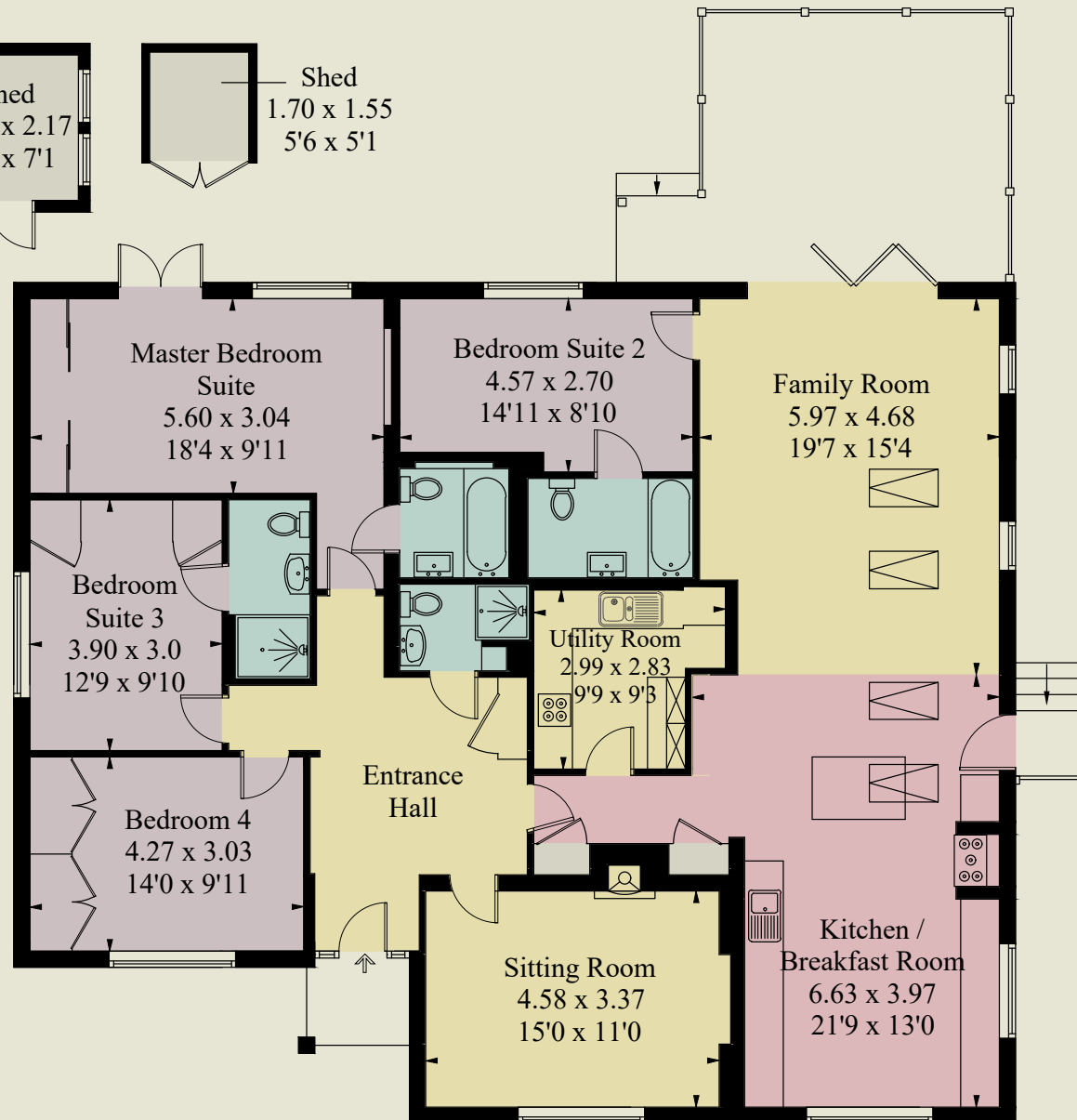
(Not Shown In Actual Location / Orientation)



Shed
2.27 x 2.17
7'5 x 7'1



Shed
1.70 x 1.55
5'6 x 5'1



CREATESPACE DESIGN ref 566

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. Solar panels provide extra electricity.

Superfast Broadband Gigaclear is connected to the property.

Council Tax: G

Energy Performance Rating: TBC

Postcode: RG8 8NG

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 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 and follow this road up into Upper Basildon. Park Wall Lane merges into Bethesda Street and carry on until the end and turn left onto Aldworth Road. Carry on past the turning for the school and then continue as the road merges and Tiled Cottage will be found just after Sykes Gardens on the left 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.



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