



FOXBOROUGH HOUSE & LODGE

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)

Privately situated in an elevated position, overlooking scenic Downland Countryside on the edge of this quintessential English village within its own stunning grounds of approximately 2 acres. The village boasts 2 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.

An individual designed detached house, built in 1930 and providing beautifully presented and spacious accommodation, extending to approximately 3,681 sq ft, including detached garage with self-contained annexe above and swimming pool, set within wonderful mature gardens.

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| ♦ A Beautifully Presented 4 Bedroom Detached House In A Privately Elevated Position Offering Stunning Views Of The Downland Countryside | ♦ Reception Hall with Curved Staircase
♦ Garden Room
♦ Kitchen
♦ Utility Room
♦ Sitting Room with Wood Burner
♦ Dining Room
♦ 3 Bedrooms (downstairs)
♦ Bathroom |
| ♦ Delightful Mature Gardens and Grounds of Approximately 1.77 of an Acre | |
| ♦ Prestigious Quiet Village Location in Conservation Area and in a designated "Area of Outstanding Natural Beauty" | |
| ♦ Within Close Driving Distance Of Extensive Amenities, Schooling, Mainline Railway Station To London Paddington & Scenic Riverside | ♦ Second Floor
♦ Dressing Room with Extensive Wardrobe Storage
♦ Main Bedroom with Ensuite Shower Room |
| ♦ Tree Lined Private Driveway | ♦ In All Extending To Approximately 3,681Sq Ft |
| ♦ Detached Double Garage With Self Contained Annexe "Foxborough Lodge" above | ♦ Excellent range of State and Private schools in local area |



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. 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.

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

Built around the 1930's with traditional brick elevations and tiled roof, Foxborough House is an original architect design property. Entrance is under a wide recessed porch, through double doors into a spacious reception hall with striking curved staircase. The hall extends through a beautiful crafted archway to the downstairs bedrooms and family bathroom. The bathroom has a claw foot slipper bath and Amtico tiles with underfloor heating. To the opposite side of the entrance hall are the reception rooms. The garden room has full length curved picture windows showcasing the stunning grounds beyond and offering a wonderful feeling of inside/outside living. A door along from this room gives direct outdoor access. The large sitting room has a fireplace with log burner and leads into the dining room. All rooms face the gardens and the dining room has doors taking you out onto the terrace. The kitchen looks across the

back of the property and is a Neptune shaker style design with granite worktops. There is a separate rear lobby leading through to the utility room. The staircase then takes you up to the landing area and large dressing room with many built in wardrobes. The main bedroom suite also includes ample storage and ensuite is a large walk-in shower with Travertine tiled walls and floors with underfloor heating. An eaves cupboard provides further additional storage.

The self-contained Annexe "Foxborough Lodge" is found above the detached double garage. An external staircase on the left takes you up to the Lodge which has a lovely sitting room, dining room, kitchen, double bedroom and shower room. It has multiple uses, either permanent or occasional family residence, staff accommodation or a residential letting providing a monthly income.

Foxborough House & Lodge are a rare find.





OUTSIDE

Electric gates open up into the tree lined sweeping drive which lead up to the property and detached garage with Annexe above. The garage has an electric up and over door. Occupying an elevated position, the main gardens sit at the front with a terrace running along the side and front of the house, giving a wonderful opportunity to sit and enjoy the stunning views of the grounds and Downland fields in total privacy. Bricked deep filled borders planted with shrubs and flowers, including foxgloves and alliums, sit in front of a top lawned area, then box hedging with a brick and flint wall separate a further lawn leading down to the far boundary. Within the front garden are many specimen trees amongst the lush lawn and

then towards the bottom is a large pond with planting surrounding the top. Many goldfish and coy carp are immersed in the pond, providing a tranquil and calming environment. To the left of the driveway is a shaped laurel hedging and through its archway is entrance into a peaceful woodland area with large shed to the top. At the back of the house is a "gardeners outside loo" and steps then leading up to a further lawned area with its boundary adjoining Yattendon Estate land. The swimming pool is adjacent to this and sits within a decked terrace with seating and offers another opportunity for "al fresco" dining and entertaining. These established gardens and grounds have total seclusion and extend to approximately 1.77 of an acre. It's wonderful setting will be very hard to beat. An early viewing is highly recommended.

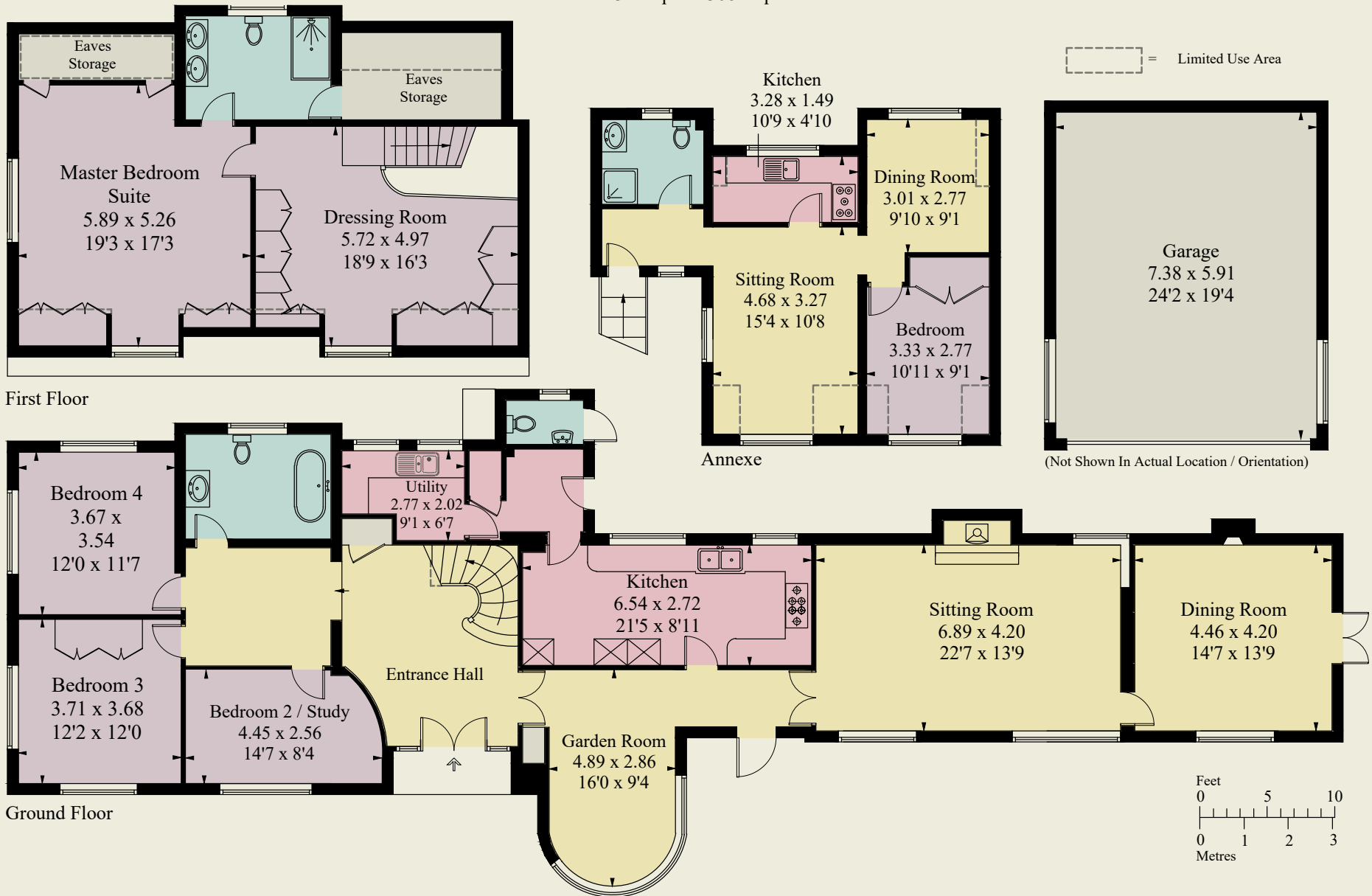


Foxborough House & Lodge, Aldworth, Berkshire, RG8 9RY

Approximate Gross Internal Area = 238 sq m / 2561 sq ft Limited Use Area = 12 sq m / 129 sq ft

Garage and Annexe = 89 sq m / 957 sq ft Limited Use Area = 3 sq m / 32 sq ft

Total = 342 sq m / 3681 sq ft



GENERAL INFORMATION

Services: Mains water and electricity are connected. Heating and hot water from LPG. Private septic tank drainage. Swimming pool heated by air source heat pump.

Council Tax Band for Foxborough House: G

Council Tax Band for Foxborough Lodge "Annexe": B

Energy Performance Rating for Foxborough House: F

Energy Performance Rating for Foxborough Lodge "Annexe": E

Postcode: RG8 9RY

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-on-Thames, 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 until you reach Aldworth. Carry on through and take the first left just after The Four Points Pub. Foxborough House will be found about 100 metres at 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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CREATESPACE DESIGN ref 481
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

