



FLINTWELL COTTAGE

14 READING ROAD ♦ LOWER BASILDON ♦ BERKSHIRE

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STREATLEY/GORING on THAMES - 2 miles ♦ PANGBOURNE on THAMES - 2 miles ♦ READING - 6 miles ♦ M4 at Theale (Junction 12) - 7 miles ♦ WALLINGFORD - 6 miles ♦ NEWBURY - 13 miles ♦ OXFORD - 19 miles (Distances approximate)

Prominently situated in this small village which lies on the Berkshire side of the River Thames close to Goring on Thames & Pangbourne on Thames with the scenic Chilterns Escarpment rising up on the opposite side of the river in Oxfordshire. Easily accessible for trains up to London Paddington within the hour, and for Reading and the M4. An appealing Semi-Detached period house situated in just under approximately ½ an Acre of mature park-like grounds offering good proportions dating from the mid 1800's affording 3 bedroom charming character accommodation.

- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Dining Room
- ♦ Sitting Room
- ♦ Kitchen
- ♦ Breakfast / Family room
- ♦ Utility / Store Room
- ♦ Inner Hall

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- ♦ Landing
 - ♦ 3 Bedrooms
 - ♦ Family Bathroom

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- ♦ Entrance Drive
 - ♦ Detached Garage

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- ♦ Mature Park Like Gardens Approaching ½ of An Acre

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- ♦ External Store & Sheds



SITUATION

Situated in scenic countryside designated an area of 'Outstanding Natural Beauty', the small village of Lower Basildon lies approximately midway between Pangbourne and Streatley on Thames at the foot of the Berkshire Downlands overlooking the Thames Valley and across to the Chilterns on the Oxfordshire side of the river.

Comprehensive everyday amenities and facilities including shops, banks, health centres, libraries and excellent primary schools are available at Goring on Thames and Pangbourne with both villages also having mainline stations providing fast commuter services to Reading and up to London (Paddington in well under the hour). Road communications are also excellent with Reading and the M4 motorway being easily accessible.

On the edge of Lower Basildon stands the historic Basildon House, now owned by the National Trust and open to the public as is Beale Park, which extends along the banks of the river where can be seen many exotic varieties of animals and birds as well as a miniature railway.

Near the River Thames off Church Lane is the historic 13th century Parish Church of St Bartholomews.

PROPERTY DESCRIPTION

Flintwell Cottage is an individual Semi-Detached property built in the mid 1800's in traditional style reflecting the period charm of the mid-Victorian period. Having distinctive painted rendered panels insets with painted timberwork to the elevations with a pitched clay tiled roof, the house is double-fronted with generous accommodation arranged in typical Victorian manner with high ceilings and good room proportions. In all the mature park like grounds approach approximately half an acre.

Prominently situated in this small village which lies on the Berkshire side of the River Thames close to Goring on Thames & Pangbourne on Thames with the scenic Chilterns Escarpment rising up on the opposite side of the river in Oxfordshire, the Cottage is easily accessible for trains up to London Paddington within the hour, and for Reading and the M4.

OUTSIDE

The property has a brick-walled frontage with mature hedging and planting affording a private aspect. The driveway afforded is an 'In & Out' driveway and affords parking and access to the detached Garage.

Off to one side of the cottage a separate pedestrian gate opens onto a wide flag stone terrace which leads up 'Auditorium' styled terraced steps to the main lawned garden.

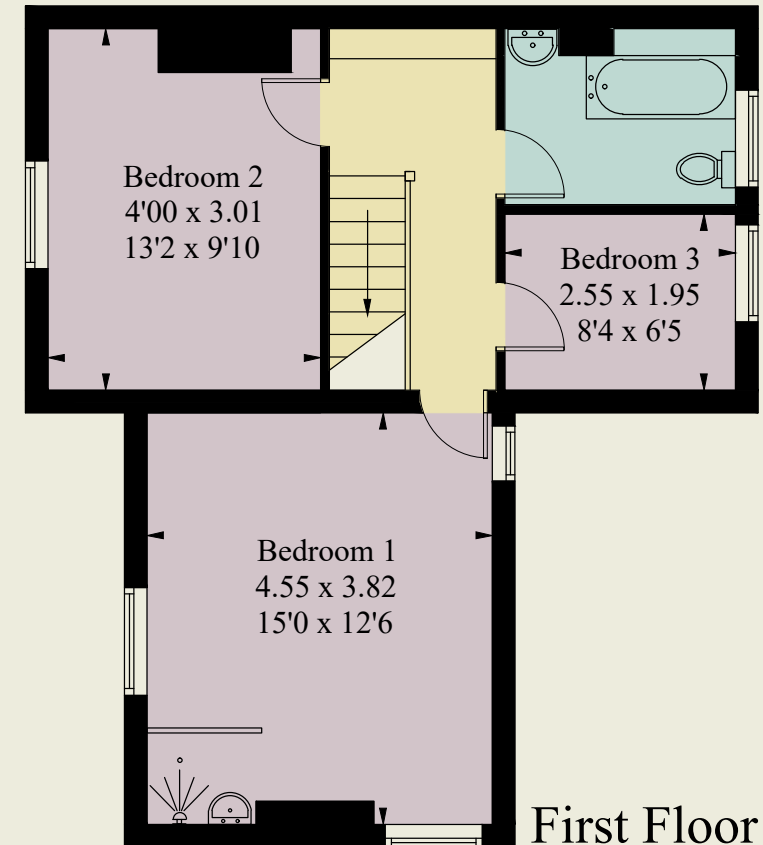
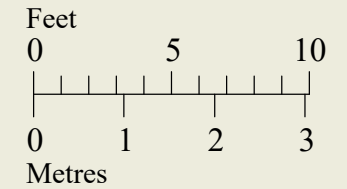
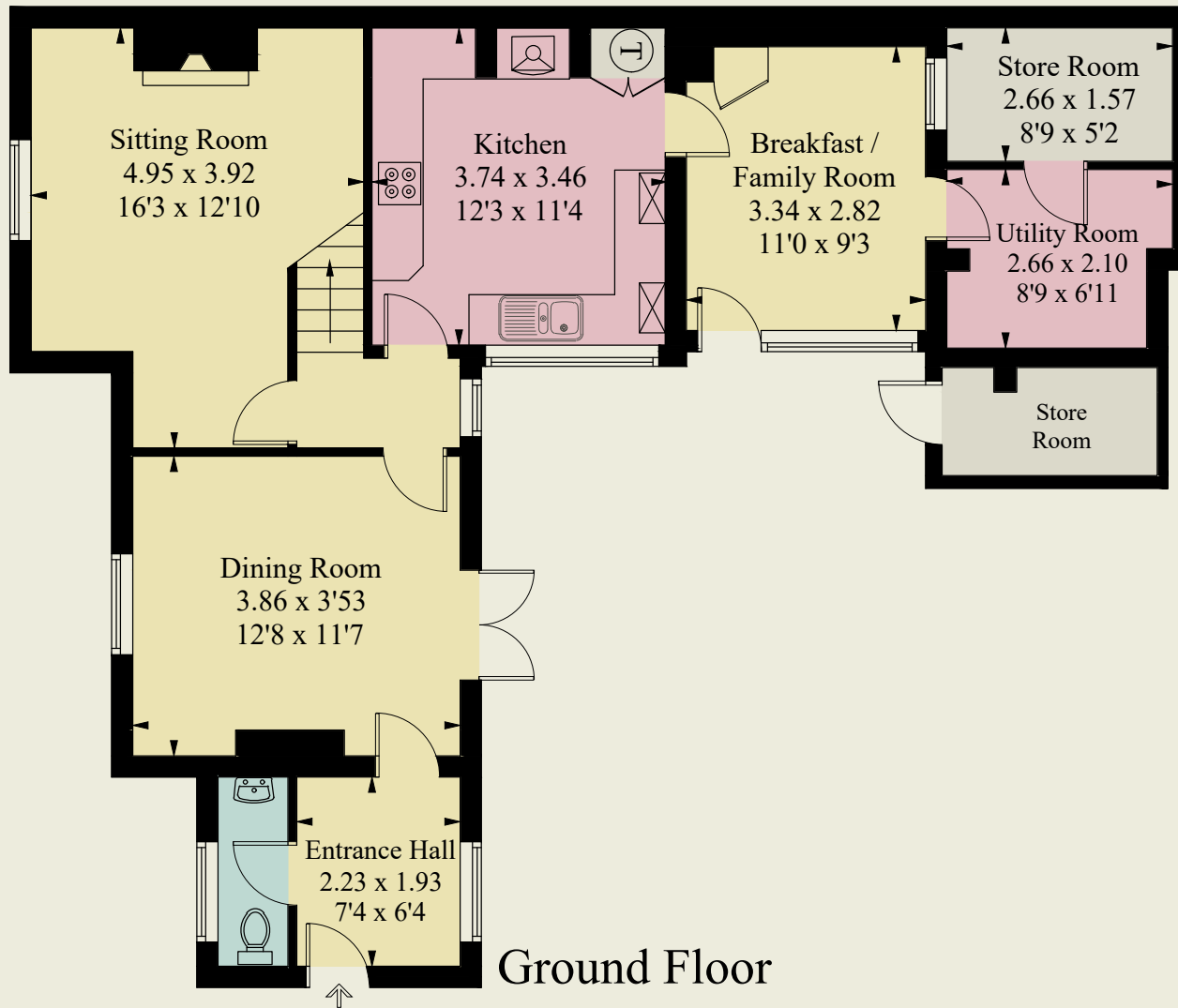
The main garden is both delightful and private and from only part the way along glorious views are afforded beyond to the Chiltern escarpment across from The River Thames. Many mature shrubs, hedges, and trees of note are to be found.

There are an array of timber Sheds within the grounds affording superb storage, and off to one side of the property there is also an attached Store.



Flintwell Cottage, 14 Reading Road, Lower Basildon, Berkshire, RG8 9NG

Approximate Gross Internal Floor Area = 128 sq m / 1377 sq ft





GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from an electric boiler located in the Utility Room.

Council Tax: E

Energy Performance Rating: TBC

Postcode: RG8 9NG

Local Authority: West Berkshire 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 in approximately 2 miles Flintwell Cottage will be found immediately off on the right hand side prior to entering the village proper.

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

