



12 MORRISON CLOSE

UPPER BASILDON ♦ BERKSHIRE

12 MORRISON CLOSE

UPPER BASILDON ♦ BERKSHIRE

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

Situated in a quiet modern cul de sac, easily accessible for
extensive nearby amenities, the scenic riverside, and mainline
railway station providing access to London Paddington in
under the hour.

A lovely presented 3 bedroom double fronted semi detached
house with private garden, driveway and garage.

♦ Front & Rear Garden

♦ Entrance Hall

♦ Sitting Room with French Doors into Garden

♦ Kitchen/Breakfast Room

♦ Cloakroom

♦ Landing

♦ Main Bedroom with Ensuite Shower Room

♦ 2 Further Bedrooms

♦ Family Bathrooms

♦ Front Garden

♦ Rear Garden with Covered Terrace

♦ Detached Garage

♦ In All Approximately 1,076 sq ft



SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downs in an area of 'Outstanding Natural Beauty' with far reaching scenic countryside surrounding it on all sides.

The village has a highly regarded C of E primary school, a splendid 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 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. The bus service is operated by Reading Buses (Azure 43 service) and also links Upper Basildon village with central Reading.

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.

The village enjoys excellent road communications with easy access to surrounding major towns and for the M.4 at Theale (J.12).

PROPERTY DESCRIPTION

Built in 2006 by the reputable Bewley Homes, 12 Morrison Close is a well presented contemporary home with light and bright accommodation. Entrance is into the reception hall with cloakroom and stair access and doors leading to both the sitting room and kitchen breakfast room. The sitting room has French doors going out onto a covered terrace area, perfect for “al fresco” dining and enjoying garden views. It also has access to an understairs storage cupboard. The kitchen breakfast room is fully fitted with tiled floor and shaker style units. It enjoys a front mature garden aspect. The wide staircase takes you up to spacious landing with airing cupboard and loft access. The main bedroom has fitted wardrobes and an ensuite shower room. There are 2 further bedrooms and family bathroom with bath and overhead shower.

OUTSIDE

A pedestrian path leads along to the front door and mature side and front garden with hedged boundary and mature silver birch tree. The rear garden offers total privacy and coming directly off the house is a large covered terrace and then there is a second raised decked area at the far end of the garden. Mainly laid to lawn with shrubs and trees, the garden is a wonderful addition to the property and there is a shed tucked away behind the raised decking. The garage is found behind the garden with driveway directly in front.

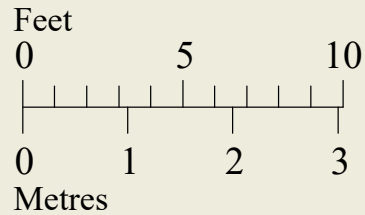


12 Morrison Close, Upper Basildon, Berkshire, RG8 8LL

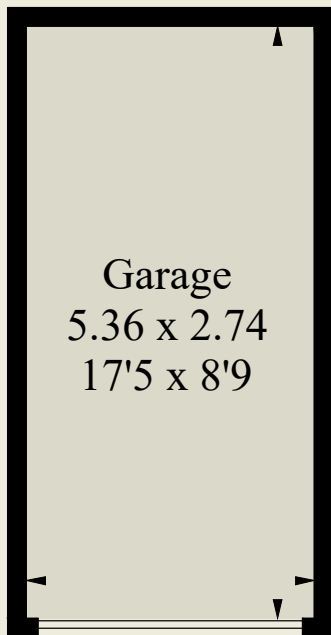
Approximate Gross Internal Floor Area = 85 sq m / 914 sq ft

Garage = 15 sq m / 161 sq ft

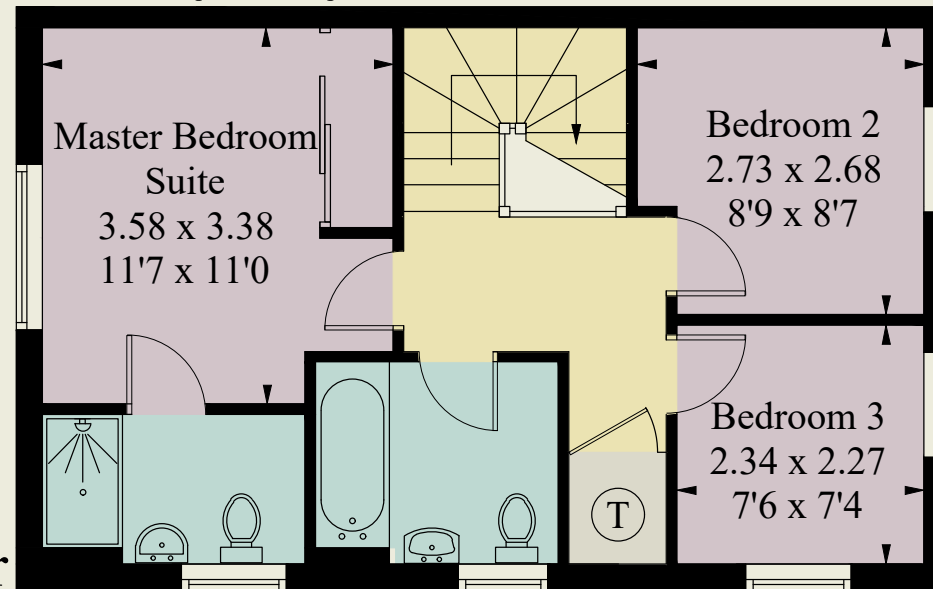
Total = 100 sq m / 1076 sq ft



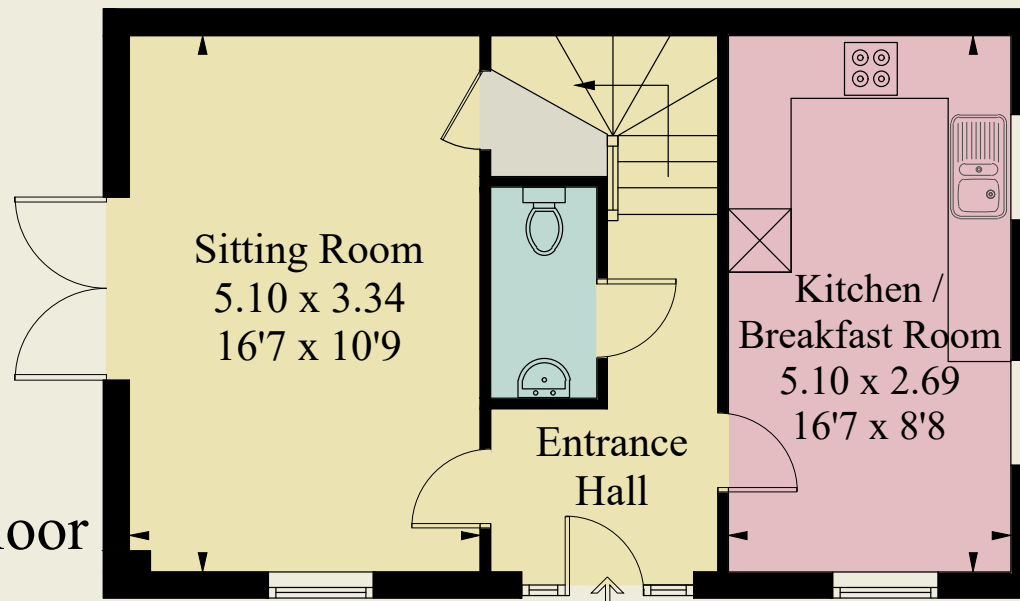
(Not Shown In Actual
Location / Orientation)



First Floor



Ground Floor



CREATESPACE DESIGN ref 583

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. Heating and hot water from oil fired boiler.

Council Tax: D

Energy Performance Rating: C / 70

Postcode: RG8 8LL

Local Authority: West Berkshire District Council

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 Pangbourne, carry on through the village and turn right onto Pangbourne Hill just before you leave the village. Follow the road up to Upper Basildon and Morrison Close will be found on the left hand side opposite fields and Number 12 on the corner before the road bends to the right.

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

