



BAYTREE HOUSE

CHAPEL ROW ♦ WEST BERKSHIRE



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Midgham Train Station - 2 miles (London Paddington in under the hour) ♦ Thatcham Train Station - 4 miles ♦ Theale Train Station (Direct to London Paddington in approx 40 minutes) - 6 miles ♦ Reading - 10.5 miles ♦ M4 (J12) - 6 miles ♦ Newbury - 8 miles (Distances and times approximate)

Quietly situated in this favoured Berkshire village location with scenic surroundings, in close reach of local facilities benefitting from being within easy reach of the A34, M4, Newbury, Reading, and nearby mainline trains for London Paddington in under the hour.

A well presented 4/5 bedroom detached family home offering generous accommodation of 3,229 sq ft including large detached garage and 3 outbuildings, set within wonderful secluded south facing gardens and grounds of 0.48 of an Acre.

♦ Spacious Gated Gravelled Driveway

- ♦ Entrance Porch
- ♦ Reception Hall
- ♦ Dining Room
- ♦ Sitting Room
- ♦ Kitchen Breakfast Room
- ♦ Utility Room
- ♦ Bedroom 4
- ♦ Bedroom 5/Study
- ♦ Bathroom

- ♦ First Floor
- ♦ Main Bedroom with Ensuite Shower Room
- ♦ 2 Further Bedroom
- ♦ Family Shower Room
- ♦ Airing Cupboard Storage and Loft Access

- ♦ Detached Garage and Roof Storage
- ♦ Large Decked Terrace
- ♦ Private South West Facing Gardens & Grounds
- ♦ Brick Outbuildings & Shed

♦ In All Approximately 3,229 Sq Ft



SITUATION

Chapel Row is a small and desirable West Berkshire village in scenic wooded setting with local doctor's surgery, Blackbird Café and award winning Bladebone Inn & Restaurant. A local Fayre is held on the Green during the August bank holiday and has been a long standing tradition for the village, with a history dating back several centuries.

Just a short drive to the M4 and several mainline railway stations, with access to London Paddington in under the hour. Crossrail is due to open from Reading also, opening more direct links to Canary Wharf.

In nearby Bradfield there is a shop and post office, primary school, Montessori nursery, the Queens Head public house, village hall, recreation ground, and cricket club.

Bradfield College, the well known Public School, just up the road, has excellent leisure, sports and fitness facilities including gym, golf, swimming and a tennis club which is open to the public by sports club membership.

In addition to the College, Bradfield has its own well revered primary school, and locally the area is extremely well served by an excellent range of both state and private schooling, of particular note; Woolhampton Primary School, Bucklebury Primary School, Kennet School, St Andrews Preparatory, Pangbourne College, Downe House, Elstree, Brockhurst and Marlsdon.

PROPERTY DESCRIPTION

Baytree House is an individually designed detached property with attractive white rendered elevations with timber detail. Well presented throughout and with generous accommodation, it offers a wonderful family home that could be further enhanced. Entrance is into a porch leading into the reception hall with oak staircase and lovely oak flooring running throughout most of downstairs. A wide arched opening takes you into the dining room with log burner. There are French doors from the dining room leading onto a side terrace. The hall extends through the house and both the kitchen breakfast room and sitting room overlook the garden and with direct access onto the large decked terrace, provide a wonderful opportunity for "al fresco" dining and entertaining. The kitchen is fitted with shaker style units and AGA and there is a separate utility room. Also on the ground floor is a family bathroom and 2 bedrooms, one of which could be a study/office. Upstairs, the main bedroom has an ensuite shower room and there are 2 further double bedrooms with a "jack and jill" shower room.

OUTSIDE

With mature trees to the boundary, a gated entrance leads onto a generous fully gravelled driveway offering plenty of parking. There is a detached garage with electric roller door plus loft ladder and roof storage. A side gate leads to the rear gardens which are south west facing and absolutely spectacular. Coming off the back of the house is a large decked terrace with wooden gazebo and a sunken hot tub. Accessed from the dining room is an additional terrace area. The main garden is laid to lawn and runs down to the adjoining undulating fields. Within the garden is a large vegetable patch for home growing and former stables for storage which could be renovated subject to normal consents, as well as 2 separate bricked buildings. The gardens are a beautiful addition to the property and are well maintained with mature hedged boundaries offering peace and tranquillity.





Baytree House, Chapel Row, Berkshire, RG7 6QB

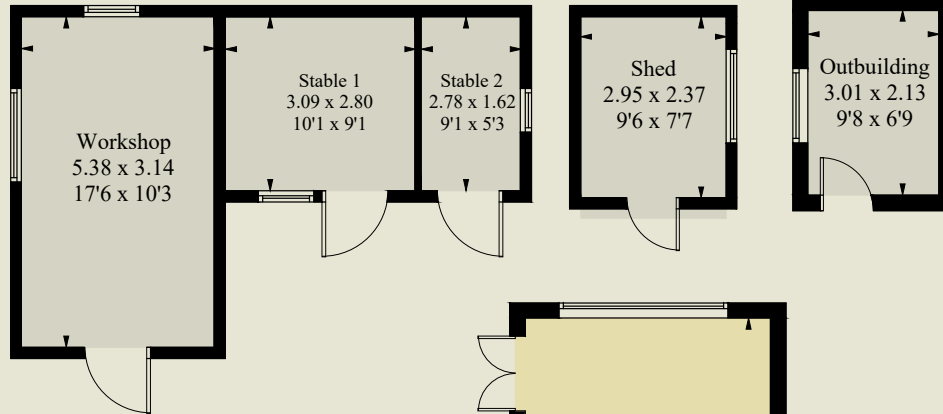
Approximate Gross Internal Area = 201 sq m / 2163 sq ft

Limited Use Area = 32 sq m / 344 sq ft Outbuildings = 67 sq m / 721 sq ft

Total = 300 sq m / 3229 sq ft

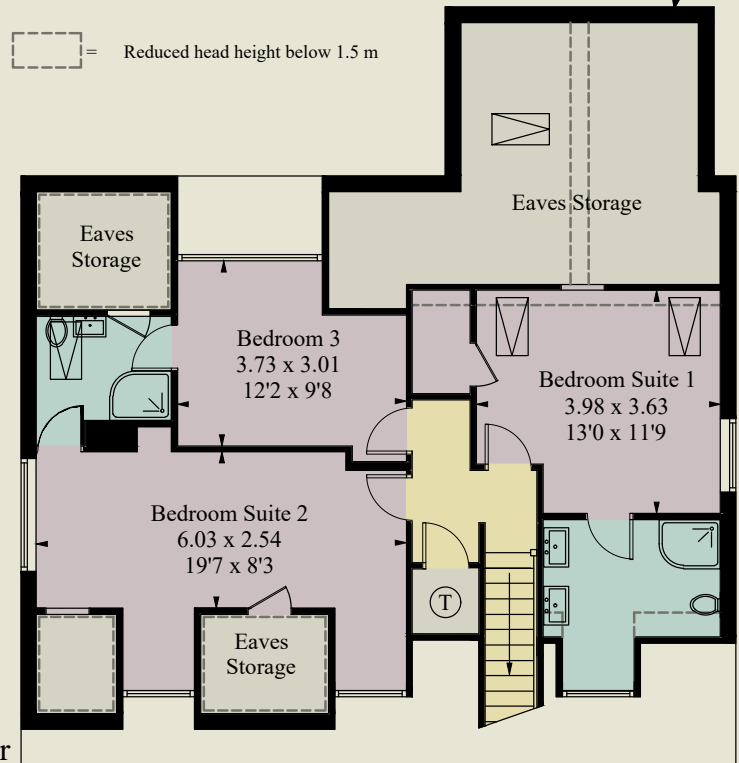


(Not Shown In Actual Location / Orientation)

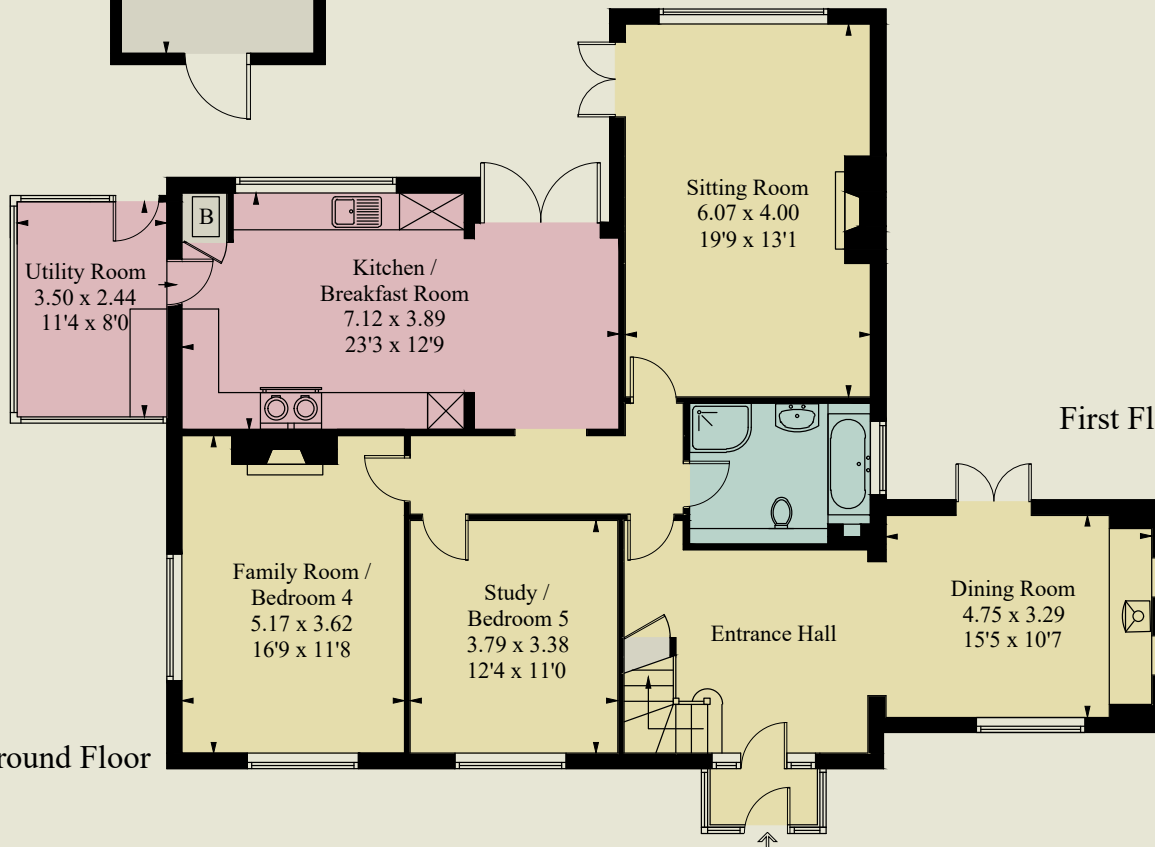


= Reduced head height below 1.5 m

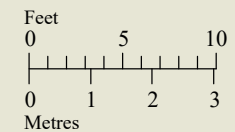
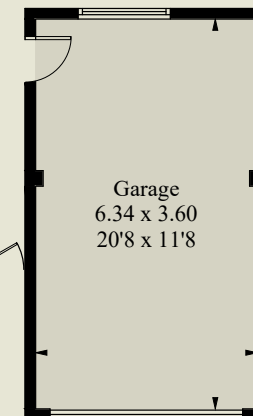
First Floor



Ground Floor



(Not Shown In Actual Location)



CREATESPACE DESIGN ref 590

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



GENERAL INFORMATION

Services: Mains water, drainage and electricity are connected. Central heating and domestic hot water from oil fired boiler. High speed broadband Gigaclear is available in the road.

Council Tax: G

Energy Performance Rating: E / 51

Postcode: RG7 6QB

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

Upon reaching Bradfield, continue straight through the village and past the Sports centre on your right and over the crossroads towards Bradfield Southend. At the War Memorial, bear right into Bradfield Southend. Drive thorough and out of the village, and in a further mile or so, on reaching Chapel Row carry on past the Bladebone Inn and following the road round. Baytree House will be found on the left hand side about 50 metres along.

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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