



OAKDENE

UPPER BASILDON ♦ BERKSHIRE

OAKDENE

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 at Pangbourne - 2 miles
(Distances and times approximate)

Situated in a favoured part of this highly regarded Berkshire Downland village and in close reach of extensive local facilities and schooling, and additionally benefitting from being within easy reach of Reading, and mainline trains for London Paddington in under the hour and for the M4.

A well presented detached Chalet style property offering flexible accommodation of approximately 2,077 sq ft including detached garage and benefitting from a south facing garden aspect in a plot of 0.137 of an Acre.

♦ Spacious Driveway & Parking Forecourt

- ♦ Covered Front Porch
- ♦ Hall
- ♦ Cloakroom with Shower
- ♦ Kitchen/Breakfast Room
- ♦ Sitting / Dining Room
- ♦ Family Room
- ♦ Bedroom 4 / Study (downstairs)

-
- ♦ Landing
 - ♦ Main Bedroom with Fitted Wardrobes and Ensuite Shower Room
 - ♦ 2 Further Bedrooms with Fitted Wardrobes
 - ♦ Family Bathroom with Bath and Separate Shower

♦ Detached Garage

♦ In All Approximately 2,077 Sq Ft

♦ Private South Facing Garden and Total Plot Size of 0.137 of an Acre



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 itself offers a range of amenities including a parish church, community Post Office and highly regarded C of E primary school. 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 and The Downs Secondary School in Compton, the area is also extremely well served by an excellent range of private schooling, of particular note; Bradfield College, Pangbourne College, Downe House, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

Oakdene is a lovely detached Chalet style property having benefitted from recent refurbishment including new installed kitchen and modern pine interior doors.

With spacious and flexible accommodation, the property offers 4 bedroom and 3 bathroom accommodation to ground and first floor. Entrance is under a covered tiled porch with timber post then front door into the hallway. Both the family room and bedroom 4 have bay windows and enjoy views across the front of the property. There is a cloakroom with shower, serving the downstairs bedroom. The kitchen breakfast room has fitted units and integrated appliances and then at the far end is the dining area with French doors leading onto the terrace and offering lovely garden views. The sitting dining room has a fireplace and another set of French doors for direct garden access. At the dining end is the staircase with understairs cupboard. The landing has access to the loft which has a drop down ladder and is boarded. The main bedroom has 3 windows which overlook the front and rural views beyond. There are Sharp's fitted wardrobes and then an ensuite shower room with dual sink. 2 further bedrooms both have fitted wardrobes and there is a family bathroom with bath and separate shower.

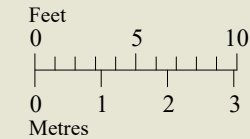
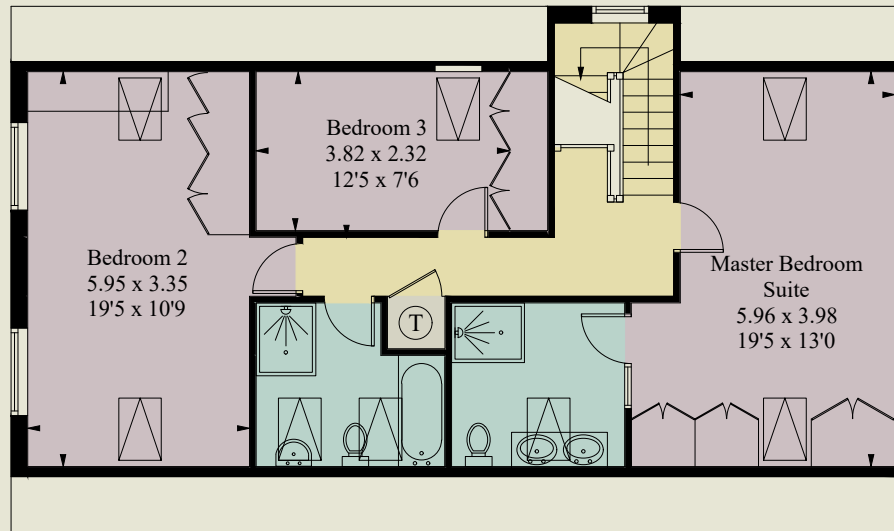
OUTSIDE

Located off Pangbourne Road, Oakdene has a generous forecourt offering parking for several cars. There is a detached garage with dual doors. The main garden at the rear has a mature south facing aspect. Mainly laid to lawn with borders containing planting and shrubs, the gardens are a colourful view to sit and enjoy from the terrace coming off from the kitchen and sitting room.

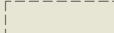


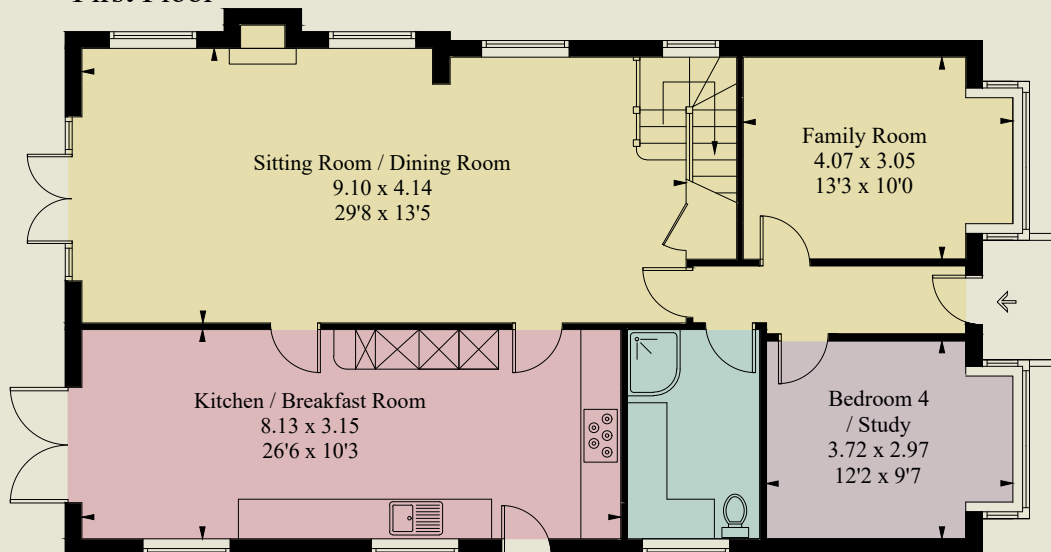
Oakdene, Pangbourne Road, Upper Basildon, Berkshire, RG8 8LN

Approximate Gross Internal Area = 180 sq m / 1937 sq ft
Garage = 11 sq m / 118 sq ft Limited Use Area = 2 sq m / 21 sq ft
Total = 193 sq m / 2077 sq ft

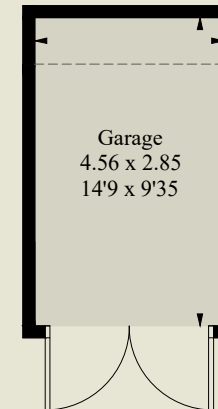


First Floor

 = Limited Use Area



Ground Floor



CREATESPACE DESIGN ref 607

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.

Council Tax: G

Energy Performance Rating: 55 D

Postcode: RG8 8LN

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 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 turn right opposite the garage into Park Wall Lane. Follow this road for approximately 1 mile until reaching Upper Basildon where at the first junction bear left into Blandys Lane and follow this road through into the central part of Upper Basildon known as the Triangle. Continue through the central area and after passing the triangular central green bear left at the junction on to the Pangbourne Road. Continue along and turn right into Morrison Close, where the driveway for Oakdene will be found immediately on 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

