



CARRICK

BETHESDA STREET ♦ UPPER BASILDON ♦ BERKSHIRE



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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)

Enjoying a relaxing ambience and outlook, the setting is simply delightful, being idyllically located in one of the most prestigious locations within this desirable village, adjoining open farmland, with wonderful far-reaching views afforded, privately situated in delightfully mature electrically gated gardens and grounds of approximately 0.9 of an acre.

A stunning and imposing stylish family residence of approximately 4,876 sq ft in size, built in circa 2010 to an exacting standard, with striking elevations of particular architectural note indicative of the traditional local vernacular, encompassing most attractive modern and contemporary high-quality fixtures and fittings throughout, with an inspired modern and contemporary internal design, including 5 bedrooms, 3 suites, 1 with fitted dressing room, 4 bathrooms, 4 reception rooms, grand galleried reception hall and landing, fireplaces to main reception rooms, integrated sound system, and a private elevator lift to the master suite, providing for an exquisite family home in a most delightful location, with early viewing being highly recommended.

- ♦ An Exquisite & Imposing Family Residence Of Striking Architectural Design Backing Onto Open Farmland With Wonderful Far-Reaching Views Afforded, Extending To Approximately 4,876 Sq Ft, Set In Approximately 0.9 Of An Acre Of Southerly Facing Wrap-Around Gardens & Grounds With Electrically Operated Gates
- ♦ Library / Study With Handmade 'Capstick Furniture' Desk & Shelving / Cupboards
 - ♦ Rear Entrance Hall
 - ♦ Cloakroom
 - ♦ Elevator Lift To Master Suite
 - ♦ Utility Room
 - ♦ Plant Room
 - ♦ Drawing Room With Fireplace & Log Burner
 - ♦ Galleried Landing
 - ♦ Master Bedroom Suite With Fitted Dressing Room & En-Suite Shower Room & Private Elevator Lift
- ♦ Entrance Porch
 - ♦ Grand Galleried Reception Hall With Circular Lobby / Snug & Oak Staircase
 - ♦ Cloakroom
 - ♦ Open Plan Kitchen With Handmade 'Capstick Furniture' Kitchen
 - ♦ Open Plan Family Room & Dining Room With Fireplace & Log Burner & Handmade 'Capstick Furniture' Dresser
- ♦ 2 Bedroom Suites With En-Suite Shower Rooms
 - ♦ 2 Further Bedrooms
 - ♦ Family Shower Room
 - ♦ Integral Double Garage
 - ♦ Extending To Approximately 4,876 Sq Ft
 - ♦ Professionally Landscaped Wrap-Around Gardens & Grounds Of Approximately 0.9 Of An Acre



SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downslands 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, highly regarded C of E primary school, and a traditional Public House serving local ale and food. 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, Reading, Streatley on Thames and Goring 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, and with The Elizabeth Line (Crossrail) now extending through to the City and beyond.

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 well revered and outstanding local state primary and secondary schooling, including a primary school within the village itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Bradfield College, which is adjacent to the property, Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Queen Anne's School, Downe House, Rupert House School, Shiplake College, The Abbey School, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.







PROPERTY DESCRIPTION

Situated in a peaceful and idyllic location in the quiet heart of this popular village, Carrick is a simply stunning family residence with a wholly relaxing yet engaging ambience, showcasing proudly the architectural attributes of the property, both internally and externally.

Built in circa 2010 to an exceptionally high standard, being of traditional architectural design with appealing brick elevations under a clay tiled roof, internally a more contemporary note is evident, most impressive and complimentary to the building as a whole, affording particularly generous accommodation of approximately 4,876 sq ft, with an inspired layout to be found, boasting open plan contemporary living combined impressively with that of a rather more traditional air.

On entering the property under the covered entrance porch, you are greeted by a large limestone floored central grand galleried reception hall with circular lobby / snug overlooking the rear gardens, with the drawing room off to one side and the palatial open plan kitchen / family & dining room off to the other side. The drawing room is quite impressive, with a bay window and wide fireplace with log burner to one end, and bi-fold doors to the other end, opening out on to the patio terrace. The kitchen / family & dining

room are open plan with matching limestone flooring to the grand galleried reception hall, a central wide fireplace with log burner, and handmade fitted kitchen and matching dresser by 'Capstick Furniture'. Off the kitchen / family & dining room, there is a delightful library / study overlooking the mature secluded frontage, with handmade fitted furniture and desk by 'Capstick Furniture'. From here, a secret rear hall, hidden by a painted pocket door, opens through to the utility room, plant room, a 2nd cloakroom, 2nd staircase to 2 bedrooms and a family shower room, and the private elevator lift to the master bedroom suite.

From the grand galleried reception hall an oak staircase leads up to the galleried landing, off which all bedroom suites are located. The master bedroom suite is quite spacious, with a delightful fitted dressing room off one side of the bedroom and an en-suite shower room off the to the other side, and is afforded the most wonderful far-reaching views over the gardens and farmland beyond.

Affording stylish and high-quality fixtures and fittings throughout, a most impressive design and lifestyle is to be enjoyed, providing for a simply exquisite family home in a most charming and convenient location, with early viewing being highly recommended.





OUTSIDE

The house has an impressive entrance with a private brick pavior driveway off Bethesda Street, with electrically controlled wrought iron gates standing astride two brick piers opening through to the property itself. The drive continues into the property and a large forecourt which extends across the house and the garaging to one side with a central and landscaped area affording great space, and a wealth of mature planting, affording great seclusion and privacy.

The rear of the property benefits from a large flag stone laid terrace running attractively along the entire

length of the property, afforded delightful planted borders and hedged boundaries, and a predominantly southerly aspect, with delightful views over the mainly lawned gardens, and mature trees and planting, which offer great seclusion and a stunning vista, perfect for 'Al Fresco' dining and family activities.

Wrapping around the property, the professionally landscaped gardens and grounds extend to approximately 0.9 of an acre, and are delightfully attractive, duly adjoining open farmland, with simply wonderful far-reaching views afforded, and are the subject of much care and attention, which will be evident upon viewing.



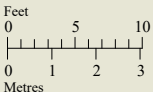
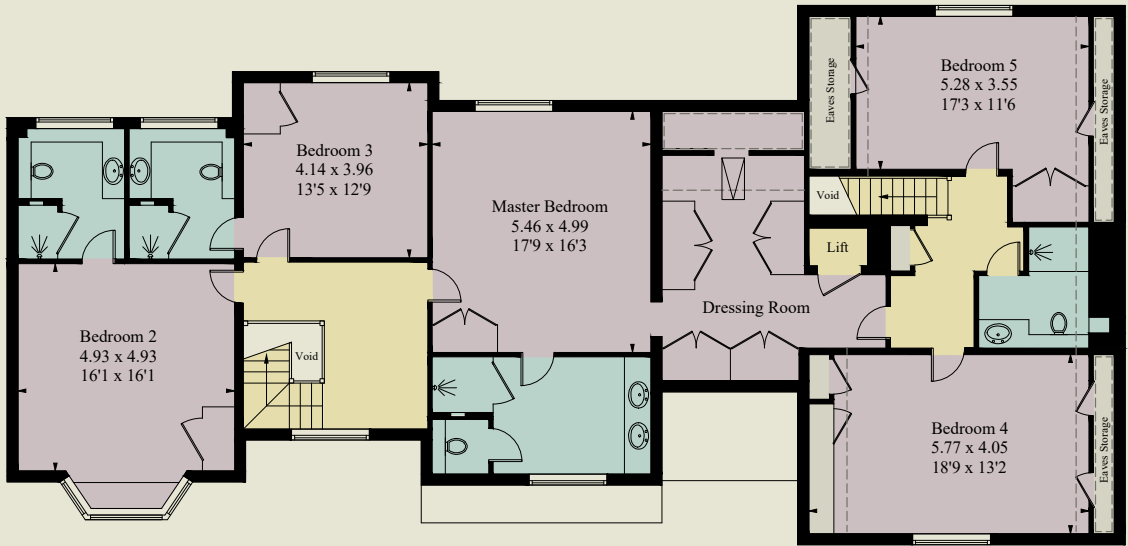


Carrick, Bethesda Street, Upper Basildon, RG8 8NT

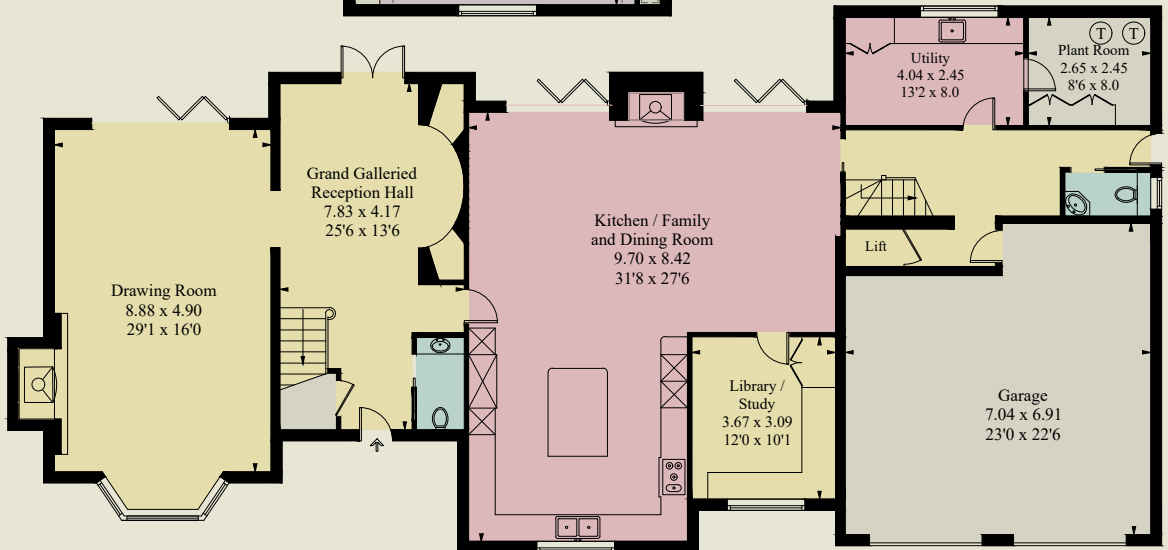
Approximate Gross Internal Area = 428 sq m / 4606 sq ft (Excluding Void)

Limited Use Area = 25 sq m / 269 sq ft

Total = 453 sq m / 4876 sq ft



[Dashed line] = Reduced head height below 1.5 m



GENERAL INFORMATION

Services: Main water, electricity and drainage are connected. Central heating and hot water from 2 air source heat pumps. There is also a surface water storage system. Sonos sound system.

Energy Performance Rating: D / 55

Postcode: RG8 8NT

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 across the River Bridge and up to the top of Streatley-on-Thames High Street where at the traffic lights bear left for Pangbourne. On reaching Lower Basildon in approximately 2 miles bear right into Park Wall Lane opposite the garage. Follow this road up into Upper Basildon where Park Wall Lane merges into Bethesda Street, pass by the Village Hall and continue for a few hundred metres, where on off on the left-hand side the private drive leading to Carrick, privately accessed through electrically controlled wrought iron gates.

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 143

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

