



HONEYCROFT HOUSE

UPPER BASILDON ♦ BERKSHIRE

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Goring (London Paddington within the hour) 3 miles ♦

Streatley High Street / River 2 ½ miles ♦ Pangbourne 2 miles

♦ Reading 7 miles (London Paddington 27 minutes) ♦

M4 (Junction 12) 7 miles ♦ Henley on Thames 15 miles

♦ Newbury 11 miles ♦ Oxford 18 miles

(Distances and times approximate)

Situated on the edge of this lovely Berkshire village and conveniently placed for access to Pangbourne and trains to London & Reading. The village enjoys excellent road communications with easy access to surrounding major towns and for the M.4 at Theale (J.12).

An individually designed detached property of generous proportions totalling approximately 3,272 sq ft, including 5 reception rooms, 5 bedrooms, 2 bathrooms, detached garage with loft room all within a generous plot of 0.403 of an Acre of stunning “park like” gardens and grounds adjoining fields.

- ♦ Entrance Hall
 - ♦ Cloakroom
 - ♦ Family Room
 - ♦ Kitchen
 - ♦ Utility Room
 - ♦ Dining Room with Fireplace
 - ♦ Sitting Room with Fireplace
 - ♦ Library
 - ♦ Conservatory
 - ♦ Main Bedroom with Built In Wardrobes and Ensuite Bathroom
 - ♦ 4 Further Bedrooms
 - ♦ Family Bathroom
 - ♦ Shower Room
-
- ♦ Detached Double Garage with Loft Room Above and Store
 - ♦ Circular Driveway
-
- ♦ Secluded Rear Garden with Summer House



SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downlands 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, 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 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, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; St Andrews Prep School, Bradfield College, Pangbourne College, Downe House, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

Honeycroft House has been occupied by the same owner from new. Built in 1973, it is traditionally built with red brick lower and tiled upper elevations under a tiled roof. The property would benefit from refurbishment to bring it up to date, but offers fantastic space. Entrance is into the hallway which continues into the property. There is a family room to the front and cloakroom next door. The kitchen overlooks the garden and there is a utility room with door to the garden. The library sits at the middle of the house and leads into the conservatory. The conservatory wraps around the back of the house offering lovely garden views and fields beyond. Doors also connect through from the conservatory into the sitting room. Both the sitting and dining room have fireplaces and the dining room has a lovely bay window with seat. Upstairs, the main bedroom overlooks the garden at the back and there is an ensuite bathroom. There is a separate family bathroom and shower room and 4 further bedrooms.

OUTSIDE

The property sits privately behind high hedging with a circular in and out shingled driveway offering parking for several cars. There is a detached double garage with 2 doors. To the side of the garage is an attached store room and on the back, a metal staircase leads up to a loft room which could serve as an office/study. The main garden at the rear has a mature feel and with adjoining fields have the most glorious views. The gardens open out into a further "park like" area with several seating areas to sit and enjoy in privacy and harmony. The grounds total 0.403 of an Acre.



Honeycroft House, Pangbourne Road, Upper Basildon, Berkshire, RG8 8LP

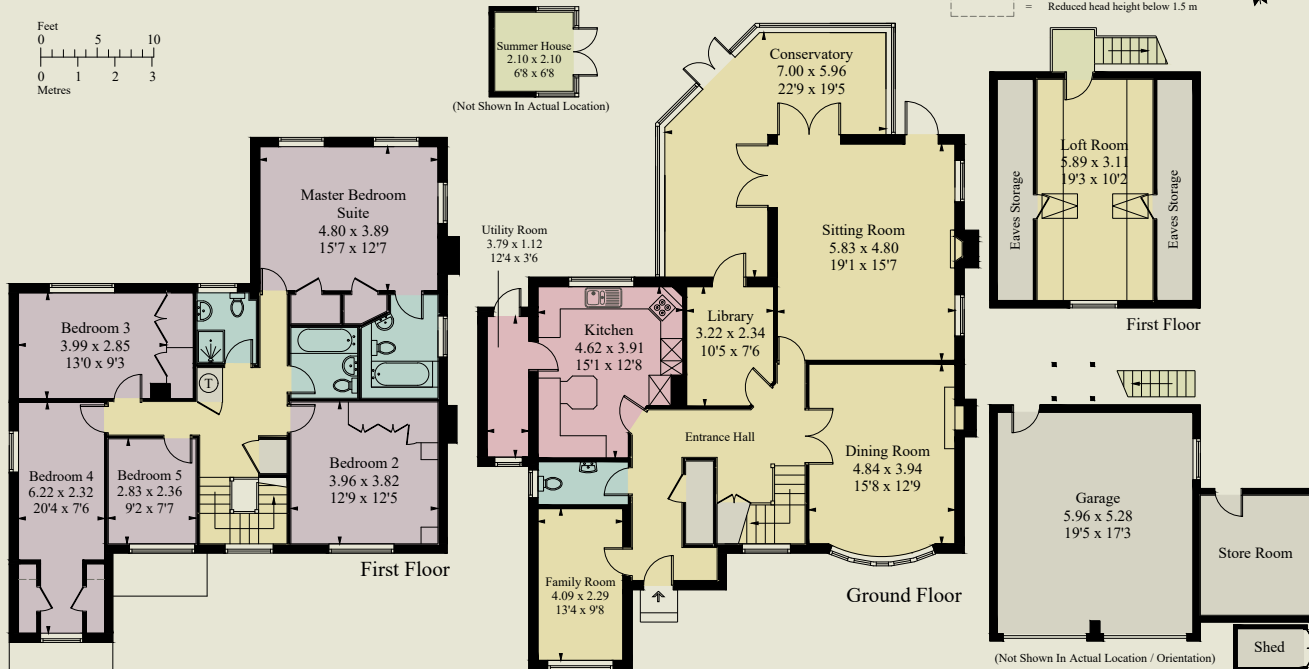
Approximate Gross Internal Area = 237 sq m / 2551 sq ft

Limited Use Area = 1 sq m / 10 sq ft

Outbuildings = 46 sq m / 495 sq ft

Limited Use Area = 20 sq m / 215 sq ft

Total = 304 sq m / 3272 sq ft



CREATESPACEDESIGN ref 639

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



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from an oil fired boiler.

Council Tax: G

Energy Performance Rating: E / 44

Postcode: RG8 8LP

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 the triangular central green bear left at the junction on to the Pangbourne Road and Honeycroft House will be found in a further few hundred yards along on the left hand side.

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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