



RIDGEWAY

UPPER BASILDON ♦ BERKSHIRE

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RIDGEWAY

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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 a most desirable location within this quintessential Downland village, situated in private mature gardens and grounds of approximately 0.34 of an acre, yet just a short drive from extensive shops and schooling, and Pangbourne on Thames mainline railway station, providing direct access to London Paddington within the hour.

A delightful modern and contemporary home, originally dating from the late 1940's, with later additions, affording charming accommodation of considerable character, with traditional features blending seamlessly with more modern and contemporary notes, together with lifestyle gardens and grounds, with office complex, workshop / studio with mezzanine storage, double garage and predominating South facing rear garden.

Careful planning and attention has been provided to combine modern open plan living with that of a rather more traditional nature also, whilst embracing the idyllic mature gardens and grounds and encapsulating an al fresco lifestyle, providing for an inspired family home, with further potential to enlarge should one wish to do so.

♦ A Delightful Lifestyle Residence Set In Approximately 0.34 Of An Acre With Inspired Outbuildings Extending To Approximately 2,777 Sq Ft In Total	♦ Landing ♦ 2 Bedrooms ♦ Family Shower Room
♦ Quintessential Downland Village Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour	♦ Internally Extending To Approximately 1,883 Sq Ft ♦ Detached Double Garage Extending To Approximately 322 Sq Ft
♦ Private Driveway & Parking Forecourt ♦ Covered Front Porch	♦ Detached Office Complex With Private Timber Decked Terrace ♦ Detached Workshop / Studio with Mezzanine Storage ♦ Outbuilding In Total Extending To Approximately 570 Sq Ft
♦ Reception Hall ♦ Kitchen / Dining Room ♦ Conservatory ♦ Larder ♦ Utility Room with WC ♦ Snug / Study ♦ Sitting Room With Fireplace ♦ 2 Ground Floor Bedrooms ♦ Family Bathroom	♦ In Total Extending To Approximately 2,777 Sq Ft ♦ Private & Spacious Gardens & Grounds Extending To Approximately 0.34 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 the Red Lion public house (recently voted one of the Independent newspaper’s top 50 country pubs). There is a splendid modern village hall, which has become the centre for a variety of community sports and activities with its adjoining sports field and tennis courts. 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, in addition to the pending Cross Rail from Reading leading up to The City.

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 courts, tennis courts, hockey and a 9-hole golf course.

In addition to local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

N.B. Crossrail services are scheduled to be commencing from Reading which together with the electrifying of the line will significantly improve travelling times to Paddington and central City of London destinations.







PROPERTY DESCRIPTION

Ridgeway is believed to date from the late 1940's, being a very appealing traditional property with whitened rendered elevations under a pitched clay tile triple hipped roof, with later additions successfully blended in architecturally, creating a most charming characterful yet contemporary home, which sits peacefully in its exceptionally private and mature gardens and grounds.

The property has more recently undergone tasteful refurbishment, affording open plan yet traditionally orientated accommodation, which is both light and airy, and details a high-quality note throughout, with many character features meeting contemporary features stylishly through the 4 bedrooms, 2 bathrooms, 4 reception rooms.

Whilst a most spacious home, further scope is afforded to create additional space and added architectural merit, should one desire in the future.

To the rear of the property, quietly nestling within its own colourful gardens, there is a detached office complex, which is most spacious and benefits from its own timber decked terrace, perfect for working from home.

To the front of the property there is a detached workshop studio with mezzanine storage, which would serve well either as a second home office or workshop, with opening to the front and side, overlooking the mature and private front gardens and established pond.

The detached double garage sits to one side of the main house, and is spacious and fitted with mains electricity, benefitting from a rear pedestrian door also.

The gardens and grounds wrap their way around the property, leading to the main lawned garden at the rear which runs off the rear stone laid terrace, offering total seclusion, with each step taken rewarding the viewer with a different experience and alternative areas in which to enjoy a simply wonderful rural lifestyle.

Both private and delightfully attractive, the gardens and grounds are the subject of much care and attention, and truly offer a wonderful lifestyle, which will be evident upon viewing, and in all extend to approximately 0.34 of an acre.







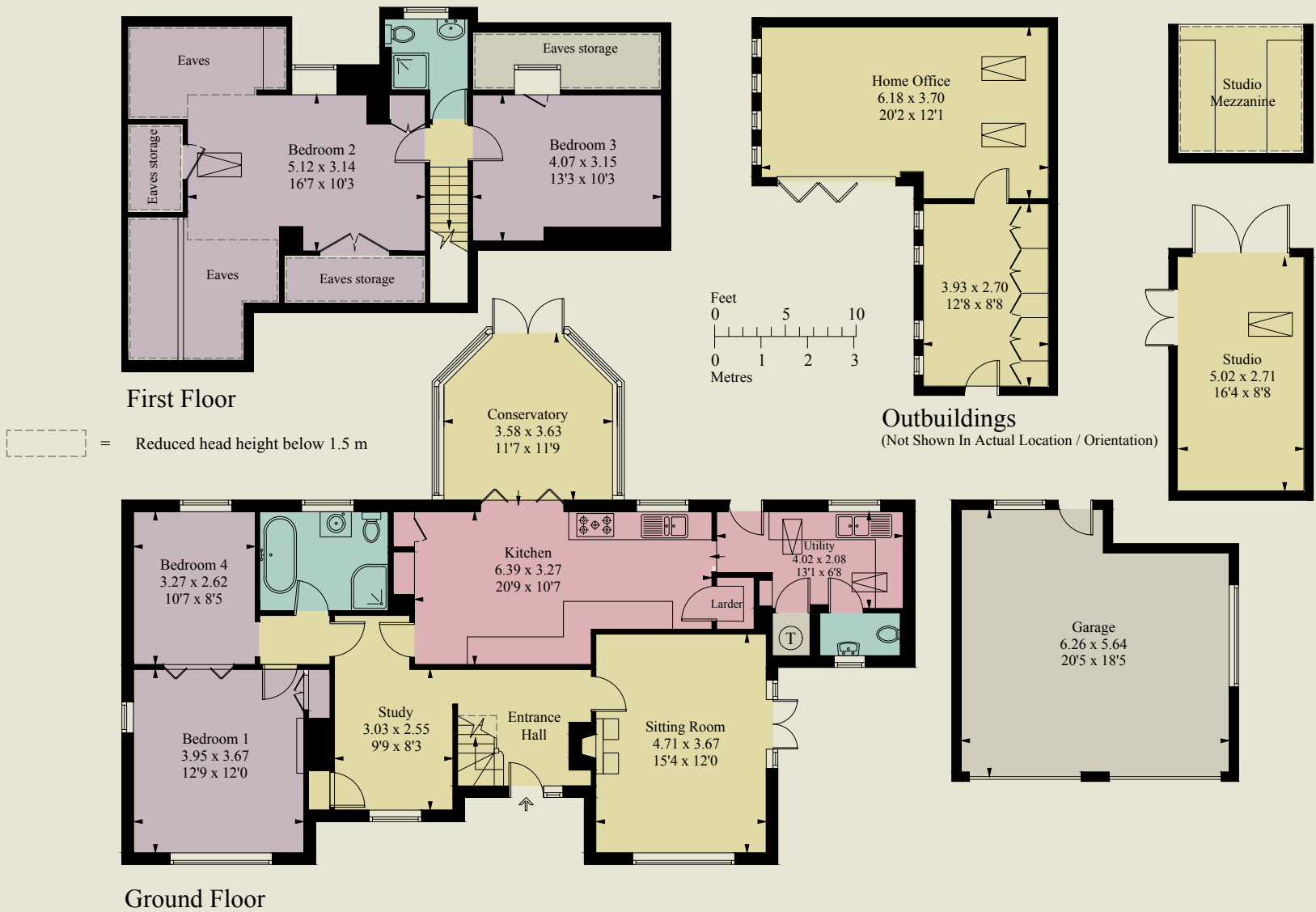
Ridgeway, Upper Basildon, RG8 8JG

Approximate Gross Internal Area = 175 sq m / 1883 sq ft

Garage = 30 sq m / 322 sq ft

Outbuildings = 53 sq m / 570 sq ft

Total = 258 sq m / 2777 sq ft



GENERAL INFORMATION

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

Fibre Broadband supplied by Gigaclear with speeds upto 1Gbps.

Energy Performance Rating: E / 40

Postcode: RG8 8JG

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 Pangbourne continue over the first roundabout and then turn immediately right at the Church, signposted Upper Basildon. After passing the entrance to Pangbourne College on the left hand side bear right at the fork onto the Pangbourne Road and after approximately a mile Ridgeway will be found off on the left hand-side, tucked away behind high mature planting.

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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The Property
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CREATESPACE DESIGN ref 121

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

