



Dudley  
**Singleton  
& Daughter**  
The Country Agent



Myrtle Cottage • Upper Basildon • Berkshire



# Myrtle Cottage • Upper Basildon • Berkshire

Pangbourne shops & train station 3 miles • Reading 10 miles • Newbury 12 miles • M4 (Junction 12) 5 miles  
(all distances/timings approximate)

An outstanding individually designed 4-bedroom modern detached house, situated on a peaceful wooded lane enjoying rural peace, seclusion, and privacy. High insulation - EPC band B  
Beautifully fitted throughout with some fine examples of wonderful timber joinery and reclaimed period oak doors.

Myrtle Cottage marries the new technology and high levels of insulation of a high specification new build, with the charm and character of the Arts and Crafts period style.

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2,142 sq ft / 199 m<sup>2</sup>

(all measurements are approximate)

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Your attention is drawn to the important notice on page 7









Myrtle Cottage was built 10 years ago for the present owners to exacting standards throughout.

This is a very light, spacious, and beautifully fitted family house, designed by Cutler Architecture of Wallingford in the Arts and Crafts style. With useful insulated outbuildings to the rear, offering flexible accommodation.

Set in very pretty landscaped, good sized gardens to the front and rear, and the property is entered through impressive electric timber entrance gates.

Upper Basildon is just a few minutes' drive from the riverside village of Pangbourne with its specialist shops, supermarket, health centre, amenities, and station giving fast commuter links to London Paddington, Oxford, and Reading (Elizabeth Line).

### Special features:

- Fabulous kitchen/dining room with living area, is the hub of the house. Oak framed windows and French doors give access to the beautiful rear garden and terrace. Oak topped preparation table, Rangemaster cooking range, freestanding Samsung American style fridge freezer. Period floor standing radiators to dining/living area (reconditioned and very efficient). Windows overlook the front garden. Flooring is limed French oak, and the heating in this area is separately zoned from the rest of the house
- The original outbuilding in the rear has been converted into a fully insulated studio with power. Presently used as a music room with sound insulation and thermally insulated flooring
- Bespoke oak panelled entrance door



- Reception hall is spacious with a fine oak staircase, limestone flag flooring, vaulted ceiling, first floor galleried landing overlooking the hall, refurbished period free standing radiator
- Very pretty double aspect sitting room, fireplace with bresummer oak beam, fitted with a wood burning stove. Oak French doors give access to the rear gardens
- To the interior there has been extensive use of golden oak to doors, window frames, staircase, and large galleried landing, with some pretty examples of reclaimed oak doors to the ground floor
- Highly insulated throughout with an excellent energy efficiency rating (B)
- Utility room/boot room has plumbing for washing machine, vented tumble dryer and water softener. New Worcester gas boiler and controls for the Vent Axia system
- Vent Axia heat recovery ventilation system serves the whole of the house
- All bathrooms are of a very high quality
- Central vacuum unit can operate throughout the property

**Summary of accommodation:** Reception hall, sitting room, cloakroom, kitchen/dining room with living area, utility room and pantry. 4 double bedrooms, family bathroom. Principal bedroom has an ensuite and walk-in wardrobe.

**Gardens:** Covered veranda runs across part of the front of the building with a stone paved terrace beneath. The front garden has high hedges giving seclusion, raised bed vegetable garden, electric high timber gates and driveway parking for a number of cars. Access to rear gardens on both sides of the house.



The rear garden is a delight in all seasons and gives complete privacy with trained hornbeams to one side, and high hedges to the other. Large stone paved terrace, well-maintained lawns, espalier fruit trees, trained fig tree and grapevine. Wild flower grassed areas, pretty and well stocked flowerbeds.

Path leading to insulated and soundproofed studio/music room. Further detached building which is insulated with power and could be used as an office with thermostatically controlled tubular heater for heating in the colder months. Attractive timber constructed garden store, in the style of an old shepherd's hut.

**Local Facilities** Upper Basildon is a much sought-after village. Enjoying a very active community; the village hall hosts a number of events during the course of the year. The recreational ground has playing fields, a football club, and an excellent tennis club. The Red Lion is a popular pub serving local ales and food. Various clubs and activities use the church centre and/or the main church.

The village is a few minutes' drive from Pangbourne which offers a range of amenities with a splendid selection of specialist shops including a butcher, cheese shop, organic shop, supermarket, library, doctors, dental practices, hairdressers, pubs, and restaurants. Pangbourne station offers fast train links to London Paddington (approx. 45 minutes), Oxford and Reading, with the Elizabeth Line giving fast links to The City.

**Schools:** Upper Basildon Primary School is within walking distance. St Andrew's Prep, Pangbourne College and Bradfield College, are only a few minutes' drive. Additionally, there is The Oratory School, Cranford House, Moulsoford Boys School, Downe House. There are bus pick up points locally for The Downs School and sixth form in Compton, Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon.

**Directions:** With the Red Lion pub (RG8 8NG) on your right, follow the road for a short distance, then turn left into Ashampstead Road, proceed over a crossroads, and the electric gates to the property can be found a short distance along on the right-hand side.

**What3words:** preheated.village.offers

**Post Code:** RG8 8SP

**Tenure:** Freehold.

**Some material information to note:**

Mains water, mains electrics, mains drainage/sewerage. Heat recovery ventilation system. Gas central heating, and the gas fired boiler is newly fitted. The property has driveway parking for up to 6 cars. Property constructed of block and render under a tiled roof. The property is not within a conservation area and is not listed. The Government flood portal highlights this as a very low risk postcode. The local authority online map does not show any TPOs at the property. We are not aware of any restrictions, easements, servitudes, or wayleaves in place. Broadband is fibre to the property (FTTP). The vendors advise their mobile signal is poor, but wi-fi calling works well in all rooms. Lapsed planning permission for a 2-bay garage/car port (may be reinstated if required, subject to LAPP).

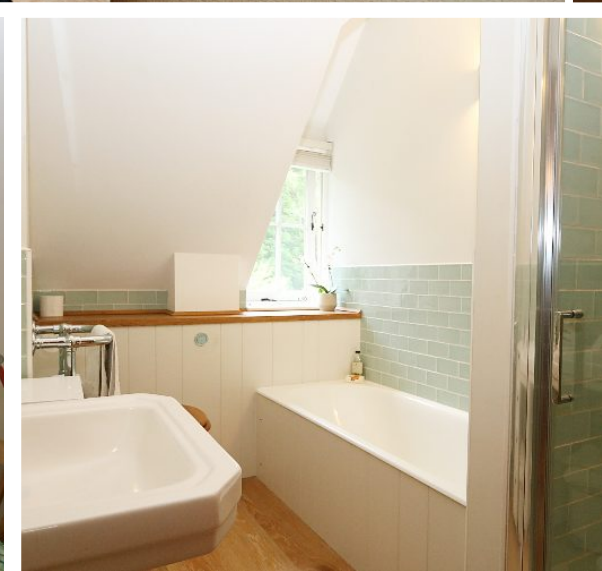
**EPC Rating:** B.

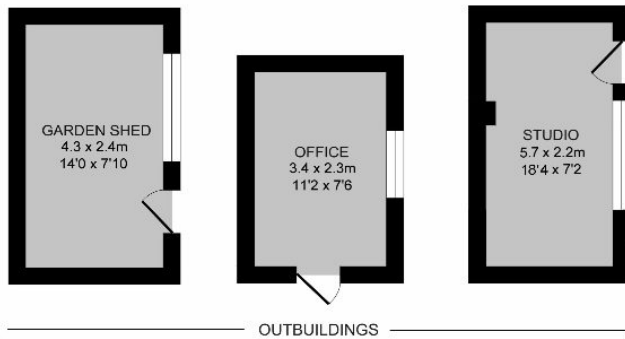
**Local Authority & Council Tax Band:** West Berkshire, Band G.

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.

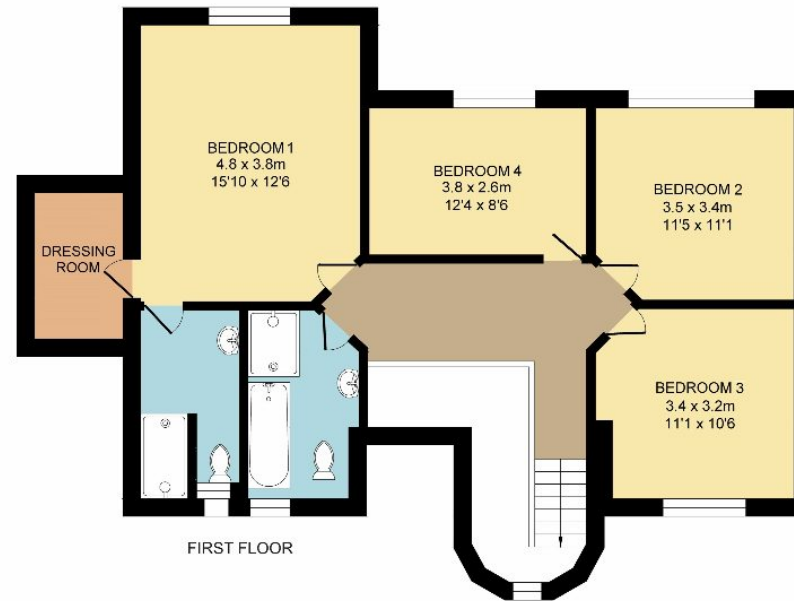








**TOTAL APPROX. FLOOR AREA 199.0 SQ.M. (2142 SQ.FT.)**  
**MAIN HOUSE TOTAL APPROX. FLOOR AREA 169.0 SQ.M. (1819 SQ.FT.)**  
**OUTBUILDINGS TOTAL APPROX. FLOOR AREA 30.0 SQ.M. (323 SQ.FT.)**  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



Viewing by arrangement  
with vendor's agent;  
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[mayfairoffice.co.uk](http://mayfairoffice.co.uk)

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**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.







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