



Caius Cottage • Aldworth Road • Upper Basildon

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A spectacular and beautifully fitted. 4-bedroom modern, semi-detached house of character.

Caius Cottage was built in 2005, and has been sympathetically extended and refitted to the highest standards. The interior has been professionally designed by an interior designer, and the gardens are beautiful.

It can only be described as being in splendid order throughout, with privacy and seclusion.

1,883 sq ft / 175 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





The kitchen/breakfast/living room has been fitted by the exclusive Neptune, with an impressive skylight and French doors opening onto the rear garden, flooding this area with natural light.

The property is entered from a peaceful semi-rural lane, well set back, with a wooded copse to the front.

Upper Basildon is a very sought-after village, and is an excellent location for families with children of all ages. There is a very active community, and the village hall hosts many events throughout the year. Caius Cottage is within easy walking distance of the highly regarded village primary school.

Easy access to footpaths with lovely walks through unspoilt countryside, and just a few minutes' drive to Pangbourne, with its extensive range of specialist shops, riverside pubs, restaurants, amenities, and station.

Special features:

- The professional interior design shows in all areas
- Very beautiful Neptune kitchen/living area creating a light and bright hub of the house. The kitchen has a pretty Neptune range area with a Rangemaster cooking unit, quartz work surfaces, and wide windows taking full benefit of views over the very beautiful rear gardens
- Sitting room has French doors opening onto the rear terrace, and an open coal effect gas fire

- The dining room could easily become a family room, with a dining table added to the kitchen/living area
- Flagged limestone flooring to hall, cloakroom, and the kitchen/living room
- Utility cupboard with plumbing to the reception hall
- Ornate wrought iron radiator cover on landing
- 4 bedrooms (1 currently used as a study), fitted wardrobes to all bedrooms
- Family bathroom with designer bath, sink unit with quartz moulded top and basin. The ensuite shower room is of an equally high standard
- EV charging point to front of house
- This is a sleepy, peaceful, wooded location

Summary of accommodation: Reception hall, sitting room, kitchen/breakfast/living room, study, family/dining room, cloakroom, 4 bedrooms, family bathroom, ensuite shower room to bedroom 1. Garage/store.

Gardens: Wooded copse to front, with driveway parking for 3 cars. Within the rear garden, there has been emphasis and sympathy in the planting of blue and white flowers. Central lawn, trained box surrounding the lawn, planted mature olive trees, flowerbeds, seating areas, dining areas and gazebos with climbing vines. Summer house presently used as a garden store, additional garden store.

It must be said that this garden will be a delight in all seasons.



Local Facilities Upper Basildon is a sought-after village situated in an area of outstanding natural beauty. Enjoying a very active community; the village hall hosts a number of events during the course of the year. The village recreational ground has playing fields, a football club, and an excellent tennis club.

For the equestrian enthusiast there are many bridle paths surrounding the village. There is an excellent sporting complex open to public membership at Bradfield College with indoor tennis courts, squash, indoor swimming pool, fitness centre, and 9-hole golf course.

Upper Basildon benefits from being a few minutes' drive from the Thames side village of Pangbourne which offers a range of amenities and specialist shops to include; a butcher, cheese shop, organic farm shop, supermarket, doctors, dental practices, hairdressers, pubs, and restaurants. Pangbourne station offers fast train links to London Paddington (40 mins), Oxford and Reading (Elizabeth Line).

Schools: There are plenty of schools in the area; Upper Basildon Primary School is within easy walking distance, and St Andrew's Preparatory School is only a few minutes' drive, as are Pangbourne College and Bradfield College.

Directions: With the Red Lion pub (currently closed) RG8 8NG, pass Maple Lane and the property entrance will be found on the right-hand side. Identified by two signs on the entrance; Glade Cottage and Caius Cottage.

What3words: splendid.obstinate.requests

Post Code: RG8 8NG

Tenure: Freehold

Some material information to note:

Oil fired boiler for heating & hot water. Mains water, mains electrics, mains drainage. The property has driveway parking and a garage and is accessed via a shared driveway.

Accessibility; there is step free access from the street to the inside of the property. Gigaclear high speed broadband is connected. Mobile signal is limited in some areas of the house.

This is a low-risk flood area. Property construction is brick and block under a tiled roof. The property is not within a conservation area and is not a listed building. There are Tree Preservation Orders to the front wooded copse. We are not aware of any planning permissions in place which would negatively affect the property. For details of any restrictive covenants please contacting the selling agent.

EPC Rating: D

Local Authority & Council Tax Band: West Berkshire, Band F

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





Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

No. 1 Station Road,
Pangbourne,
Berkshire, RG8 7AN

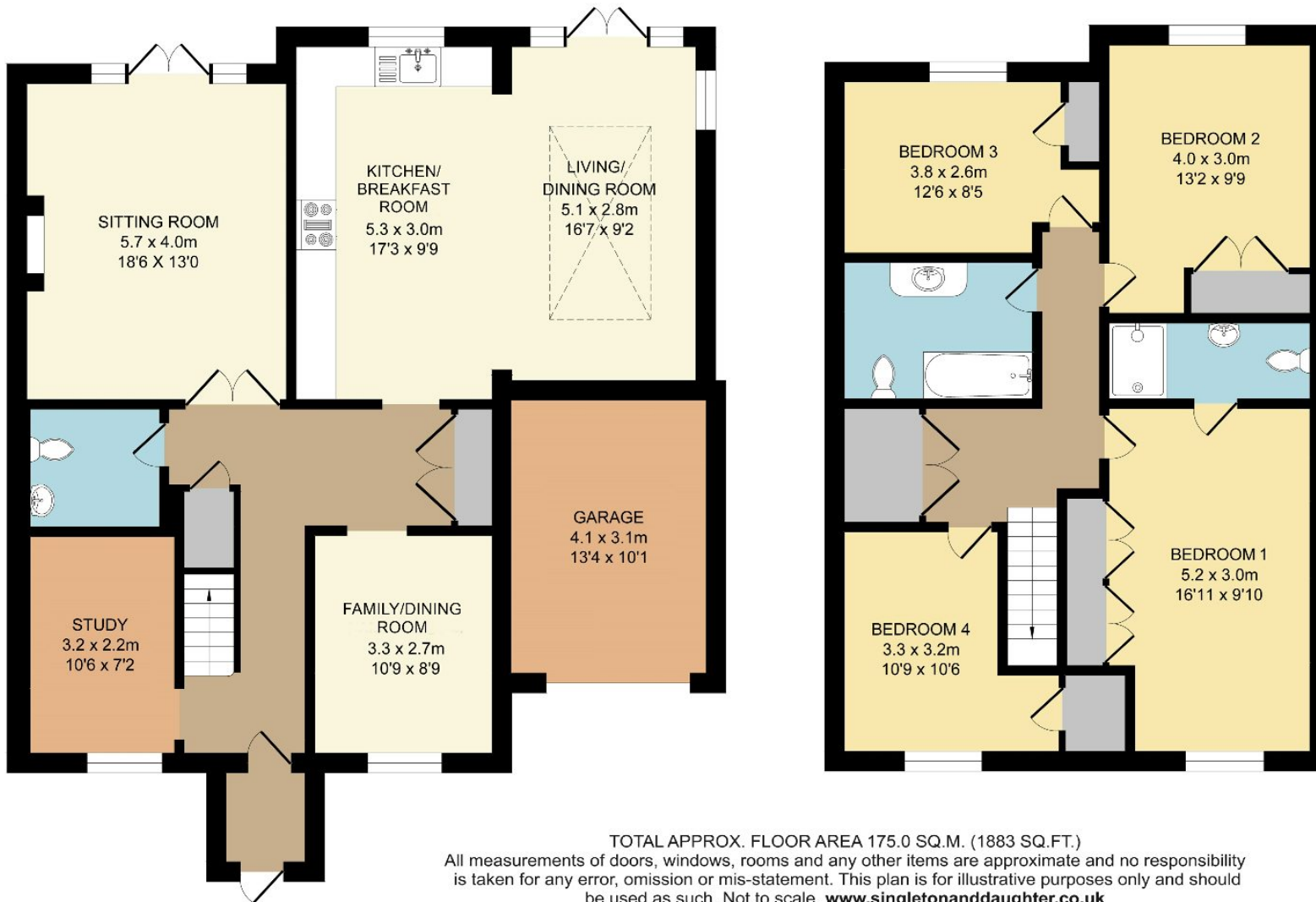
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