



Dudley
**Singleton
& Daughter**
The Country Agent



Hamblin • Blandy's Lane • Upper Basildon

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A handsome, 5-bedroom character country house, individually designed, constructed, and fitted to the highest standards.

Hamblin is a very special family home, beautifully presented, and designed to maximise light and space throughout.

Primary School 0.4 mile • Pangbourne 2.5 miles (5 mins drive) • Reading 8 miles
(all distances/timings approximate)

5,135 sq ft / 477 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





The present owners have overseen extensive alterations of the internal accommodation, and extensions to include a very beautiful green oak Orangerie.

A fabulous example of a traditional red clay brick and tile country house, set within a semi-rural setting, in a peaceful and exclusive location within the heart of the village. Built in a mature garden plot, well set back from the road, with hedges giving seclusion, and electric gates giving security of access. The gardens to the rear are bounded by paddocks and enjoy complete privacy.

Upper Basildon 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.

Surrounded by countryside known for its outstanding beauty with easy access to footpaths giving lovely walks, and just a few minutes easy drive to Pangbourne village, with its extensive range of specialist shops, riverside pubs and restaurants, amenities and railway station giving fast commuter links to Oxford, Reading (Elizabeth Line), and Paddington.

Special features:

- Spectacular Orangerie extension in oak hardwood creates a suite of rooms for living and dining off the kitchen area. Overlooking the rear gardens with an imposing vaulted ceiling with twin sky lanterns, a wood burning stove, and bi-fold doors give access to the stone laid terrace

- An extraordinary below ground circular wine cellar which can hold 1,800 bottles of wine, with a remote control glazed top opening to a spiral staircase leading down, passing wine racks
- Fabulous bespoke Mark Wilkinson kitchen with granite work surfaces, oil-fired AGA, large island preparation/breakfast bar, fitted with a Miele induction hob, and a Miele wine cooler. Limestone flooring to the kitchen and Orangerie with underfloor heating
- Drawing room has French doors opening onto the rear terrace, which has remote control sun awnings over this dining area, pretty fireplace fitted with a propane wood burning stove, and highly polished oak flooring
- Spacious reception hall, with a grand staircase leading to a minstrel's gallery style landing
- Very large utility/boot room, with granite work surfaces, plumbing for washing machine and vent for tumble dryer, American style fridge freezer, dog bath, doors to front and rear
- Double garage has a first-floor bedroom and shower room above, accessed via the utility room
- Family room presently used as a gym
- Principal bedroom with bathroom, wet shower area, roll top Victorian style bath with standpipes, and spacious dressing room with fitted wardrobes
- All bedrooms are doubles, and all bathrooms are well-fitted with underfloor heating
- All windows replaced with primary double-glazed units in 2014
- CCTV, alarm system, Hive, water softener



Summary of accommodation: Reception hall, sitting room, study, drawing room, family room, kitchen/breakfast room, Orangerie with living and dining area, utility/boot room, cloakroom, 5 double bedrooms, 3 ensuite shower rooms, family bathroom, dressing room to bedroom 1.

Gardens: High hedging and walls give seclusion to the front with brick paved forecourt parking for a number of cars, well maintained lawns, rose garden and fruit trees. The westerly facing rear garden is bounded by paddocks with well-maintained lawns, high hedges and a flagstone sun terrace the width of the property. Double garage.

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 including the popular village Market one Saturday a month. The village recreational ground has playing fields, a football club, and an excellent tennis club. Various clubs and activities use the village and/or the church centre. For the equestrian enthusiast there are many bridle paths surrounding the village.

Schools: There are plenty of schools in the area; Upper Basildon Primary School is within walking distance, and St Andrew's Preparatory School is only a few minutes' drive, as are Pangbourne College and Bradfield College. The Oratory School, St Finians, Cranford House, Moulsoford Boys School, Downe House, all within easy driving distance. There are bus pick up points locally for Abingdon Boys and St Helen & St Katharine Girls

schools in Abingdon and Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey from Pangbourne.

Directions: On Blandy's Lane, with the red telephone box on the right, follow the lane for approx. 150 yards and the 5-bar gate entrance to Hamblin will be found on the left, opposite Collins Farm.

What3words: abacus.reframe.salary **Post Code:** RG8 8LY

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 double garage.

Accessibility; there is step free access from the street to the inside of the property Gigaclear high speed broadband FTTP connected.

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk This is a low-risk flood area. The property is not within a conservation area. It is not a listed building.

There are no Tree Preservation Orders

We are not aware of any planning permissions in place which would negatively affect the property. For details of any restrictive covenants please contact the selling agent.





EPC Rating: D
Local
Authority/Council
Tax Band:
West Berkshire, Band H

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

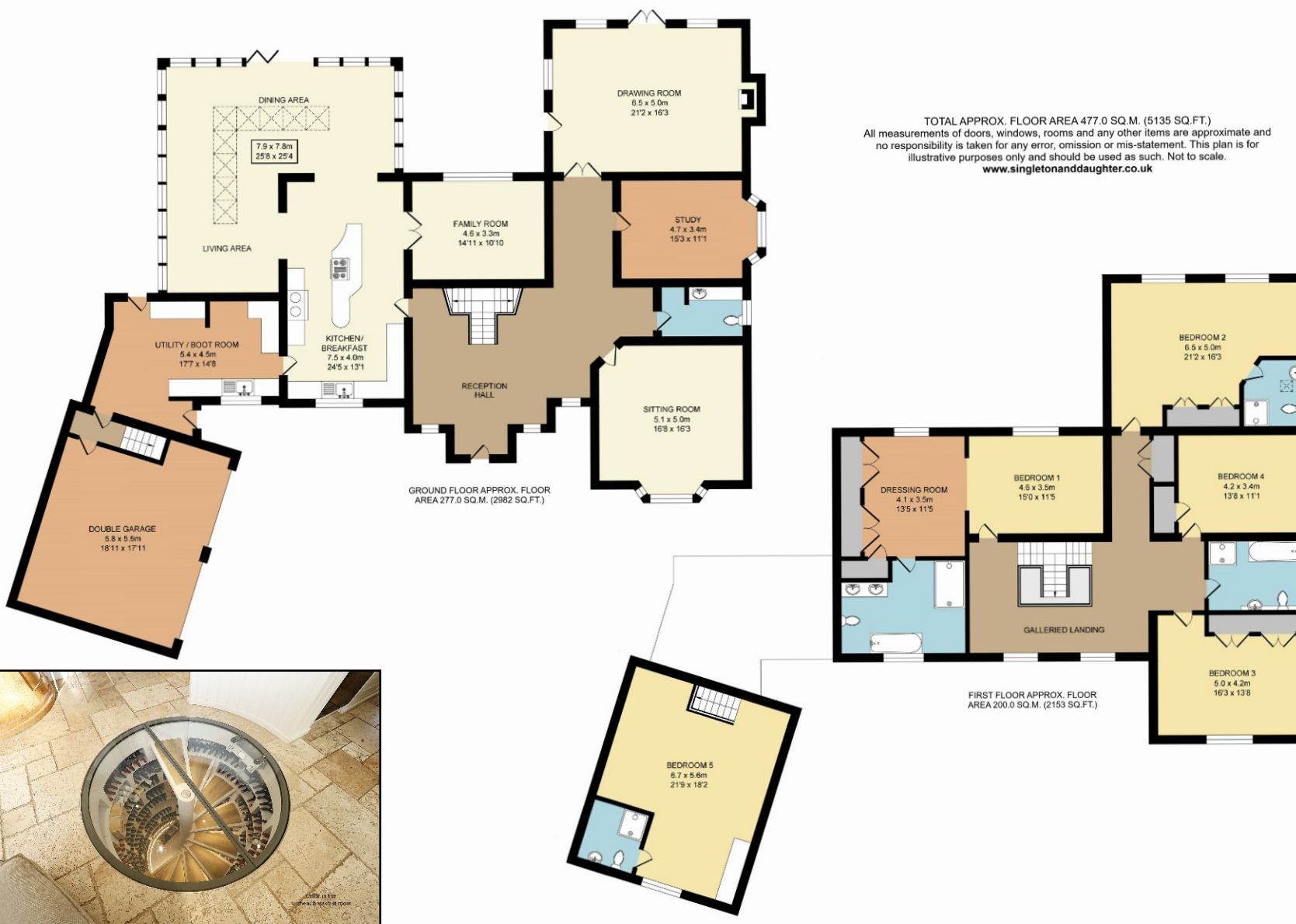
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rightmove.co.uk
mayfairoffice.co.uk

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TOTAL APPROX. FLOOR AREA 477.0 SQ.M. (5135 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



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