



Dudley
**Singleton
& Daughter**
The Country Agent



Blandings • Blandy's Lane • Upper Basildon

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A modern pretty 4 bedroom detached house, set well back from the peaceful Blandy's Lane, in this much sought-after part of Upper Basildon.

2,012 sq ft / 187 m²
(all measurements are approximate)

Pangbourne shops & train station 3 miles • Reading 10 miles • Newbury 12 miles • M4 (Jnc. 12) 7 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





Built in 1995, to a high specification, and with continuous upgrades over the years, Blandings is a splendid family house, with large windows throughout giving lots of natural light.

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, the Elizabeth Line, and direct services to Paddington.

Special features:

- Kitchen with centrally positioned preparation island/breakfast bar which can seat 4, and windows overlooking the front gardens
- Pretty sitting room with oak parquet flooring, open fire, and French glazed doors opening to the rear garden terrace
- Dining room overlooks the rear gardens
- Ground floor 4th bedroom with ensuite shower room, presently used as a study, could also be a family/play room
- Large landing with windows overlooking both front and rear, with an area which could be used as a study

- Bedroom 1 has a vaulted ceiling with window overlooking front gardens, and ensuite shower room
- Reception hall has highly polished parquet flooring
- Utility room with oil fired boiler, plumbing for washing machine, Pulley maid ceiling hung drying rack, windows on two sides, stable door to outside
- The whole house is double glazed

Summary of accommodation: Reception hall, kitchen/breakfast room, dining room, sitting room, utility room, cloakroom, ground floor double bedroom 4 /play room with ensuite shower room. 3 double bedrooms, family bathroom, ensuite shower to bedroom 1.

Double detached garage.

Gardens: Rear garden is very sunny, and faces south-west, with high hedges and fences giving seclusion. Mainly laid to lawn, with a stone paved terrace for summer dining, flower beds, and flanked by some mature trees and shrubs. Loggia with wisteria. Well-maintained lawns to the front, greenhouse, high hedges, and the gravel drive continues to the side, giving access to a double brick-built detached garage. Detached double garage with up and over doors and loft area.

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, with 2 hard courts. Various clubs and activities use the village and/or the church centre.

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, etc. There are plenty of golf clubs nearby and the Royal Berkshire Shooting School is within easy driving distance.

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

Schools: Upper Basildon Primary School is within walking distance via a useful footpath across the field, 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.

Post Code: RG8 8PG

What3Words: variances.explores.drape

Tenure: Freehold

Some material information to note:

Oil fired central heating

Mains water, drainage and electricity

Water softener

Driveway parking and a detached double garage

Accessibility; step free access from the street to the inside of the property

Gigaclear high speed broadband connected (FTTP)

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

This is a low-risk flood area

Property construction is brick under a tiled roof

It is not within a conservation area

It is not a listed building

There are no Tree Preservation Orders

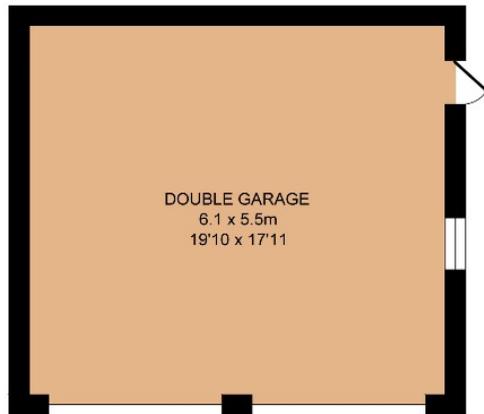
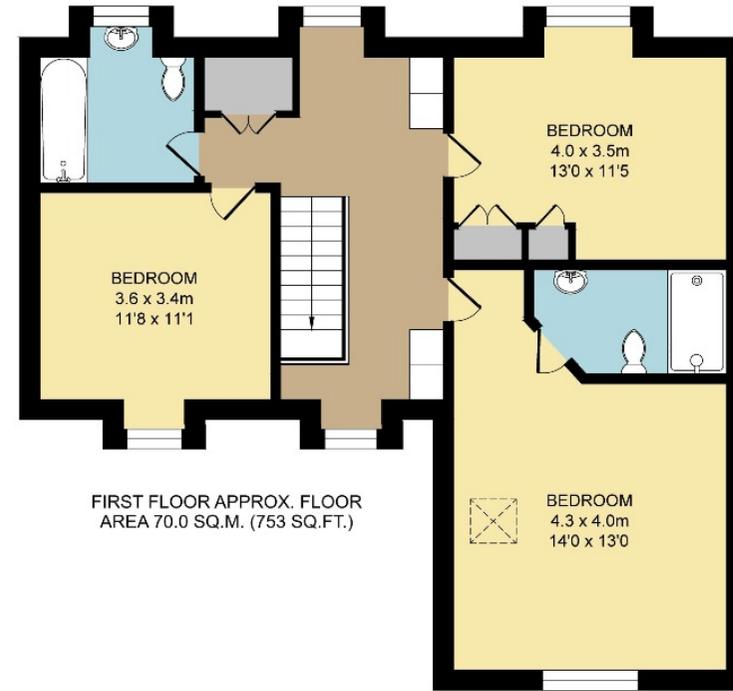
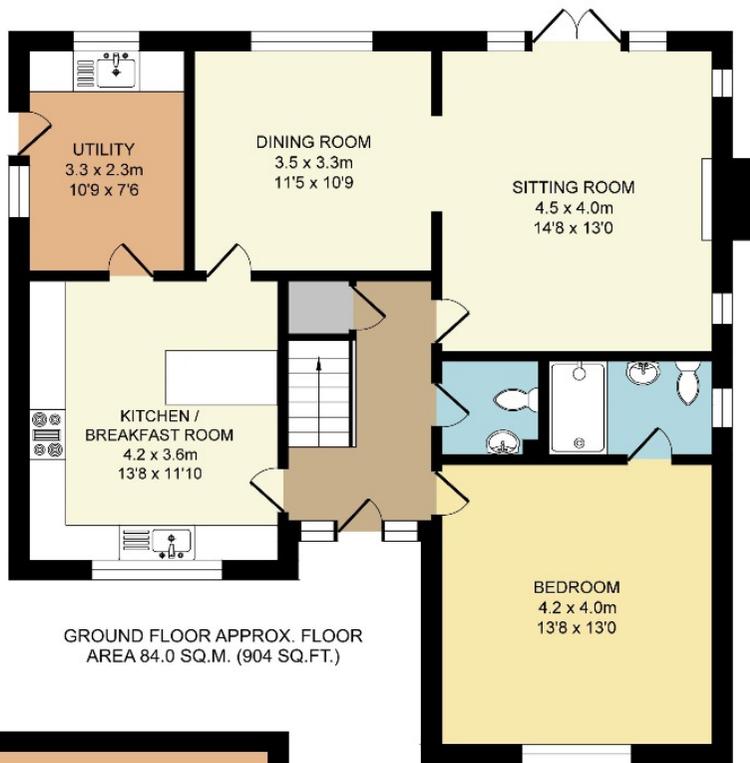
EPC Rating D Local Authority & Council Tax Band: West Berkshire, Band G

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



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GARAGE APPROX. FLOOR
AREA 33.0 SQ.M. (355 SQ.FT.)

TOTAL APPROX. FLOOR AREA 187.0 SQ.M. (2012 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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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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