



Dudley

**Singleton  
& Daughter**

The Country Agent



Hamblin • Blandy's Lane • Upper Basildon



# Hamblin • Blandy's Lane • Upper Basildon

A stunning 5-bedroom detached property, fitted to the highest standards throughout.  
A perfect family home in the heart of this sought after village.

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

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5,135 sq ft / 477 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7









Designed to maximise light and space, with a spectacular oak Orangerie which creates a suite of rooms for living and dining off the impressive kitchen area. This area has an imposing vaulted ceiling with twin sky lanterns, a wood burning stove, and bi-fold doors give access to the rear garden.

Set within a semi-rural setting, in a peaceful and exclusive location in the village. The easy to maintain gardens are bounded to the rear by paddocks and enjoy complete privacy, and to the front have hedges giving seclusion, and electric gates giving security of access.

Upper Basildon is an excellent location for families with children of all ages, and there is a very active community, and the village hall hosts many events throughout the year. The village benefits from being a few minutes' drive from Pangbourne which offers a range of amenities, and fast train links to London Paddington, Oxford, and Reading (Elizabeth Line).

#### Special features:

- Bespoke Mark Wilkinson kitchen with 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
- Fantastic 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
- Drawing room has French doors opening onto the rear terrace, fireplace with a propane wood burning stove, and highly polished oak flooring



- Principal bedroom with bathroom, wet shower area, roll top Victorian style bath, and spacious dressing room with fitted wardrobes
- Very large utility/boot room, with granite worksurfaces, plumbing for washing machine and vent for tumble dryer, fridge freezer, dog bath
- All bedrooms are doubles, all bathrooms are well-fitted with underfloor heating
- Above the double garage is a large first-floor bedroom and shower room, accessed via the utility room
- CCTV, alarm system, Hive, water softener

**Accommodation:** 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. Easy to maintain gardens, the rear garden is bounded by paddocks. 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.





**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.

**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.

**Post Code:** RG8 8LY

**What3words:** abacus.reframe.salary

**Some material information to note:**

Gigaclear high speed broadband FTTP connected.

Oil fired boiler for heating & hot water. Underfloor heating in some rooms. Mains water, mains electrics, mains drainage.

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

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

**Deposit:** A holding deposit equivalent to 1 weeks rent (to secure the property). A damage deposit equivalent to 6 weeks rent will be held by the Government approved Tenancy Deposit Scheme.

**Rent:** To be paid one month in advance. Late payments could incur charges.

Any rent advertised is pure rent, it does not include additional services such as council tax, utility charges, telephone, broadband, TV.

**Tenancy Information:**

The following are permitted payments which we may request from you:

- a) The rent
- b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than six weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme
- c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent
- d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher
- e) Payments associated with early termination of the tenancy, when requested by the tenant
- f) Payments in respect of utilities, communication services, TV licence and council tax; and g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Please advise us if you believe you have an adverse credit history which could include CCJ's. Dudley Singleton & Daughter are members of Propertymark & The Property Ombudsman. Client money protection is provided by the National Federation of Property Professionals.









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

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

0118 984 2662  
info@singletonanddaughter.co.uk

**Websites:**  
singletonanddaughter.co.uk  
rightmove.co.uk  
mayfairoffice.co.uk

**London Office:**  
41-43 Maddox Street  
Mayfair, London, W1S 2PD



**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors/landlords 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/tenants, 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/let. 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/tenants 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/landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let, or withdrawn.



