



# ROBINS WOOD

UPPER BASILDON ♦ BERKSHIRE



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Pangbourne 2 miles (London Paddington within the hour)

♦ Goring 3 miles ♦ Streatley High Street/River 2 ½ miles ♦

Reading 7 miles (London Paddington 23 minutes) ♦

M4 (Junction 12) 7 miles ♦ Henley on Thames 15 miles

♦ Newbury 11 miles ♦ Oxford 18 miles

(Distances and times approximate)

A wonderful family house within this lovely Berkshire village and conveniently placed for access to Pangbourne with commuter trains to Reading, Oxford and London Paddington and Theale for M4.

Offering flexible accommodation of generous proportions, including a stunning vaulted kitchen/breakfast/family room overlooking the south facing gardens, 5 bedrooms and 5 bathrooms, all set within a generous plot of 0.6 of an Acre.

♦ A Beautifully Presented Family Residence Extending To Approximately 4,949 Sq Ft, Set In A Generous South Facing Plot of 0.6 of An Acre

♦ Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Excellent State & Private Schools With Bus Services

♦ 3 Generous Reception Rooms

♦ Ground Floor Bedroom with Ensuite

♦ Main Bedroom Suite With Wall To Wall Wardrobes and Ensuite

♦ 2 Further Double Bedrooms

♦ 2 Bathrooms

♦ Separate Staircase To Bedroom 5 with Ensuite

♦ Integral Double Garage



## SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downslands in an area of 'Outstanding Natural Beauty' with far reaching scenic countryside surrounding it on all sides.

The village itself offers a range of amenities including a parish church, community Post Office, highly regarded C of E primary school. A splendid new village hall which has become the centre for a variety of community sports and activities utilising its adjoining sports field and tennis courts exists also. A local bus company runs a limited service from the village to Pangbourne and Reading.

Bradfield College, the well-known Public School located some three miles from Upper Basildon, has excellent leisure, fitness and sports facilities including a large indoor swimming pool all of which are available for use by members of the public. The facilities also include squash, badminton and tennis courts, hockey and a 9-hole golf course.

In addition to having its own well revered primary school, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; St Andrews Prep School, Bradfield College, Pangbourne College, Downe House, Cranford House, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

The village enjoys excellent road communications with easy access to surrounding major towns and for the M.4 at Theale (J.12).

## PROPERTY DESCRIPTION

Robins Wood is a traditionally built property with part brick and rendered elevations under a tiled roof. Having been improved by the current owners, including all new double glazed hardwood windows, it offers generously proportioned rooms with flexibility, having a downstairs bedroom and the opportunity for a self-contained annexe.

Entrance is through the enclosed porch with fitted cupboards into the reception hall with oak flooring, cloakroom and glazed doors spilling light from all rooms. The drawing room has a beautiful ornate ceiling and enjoys dual aspect with two sets of French doors allowing access onto the terrace. There is an exposed brick fireplace with wood burner. Both the study and family room have garden views, and on the opposite side of the hall is the downstairs bedroom with large ensuite. Continuing through the hallway, there are 2 cupboards and then a large wine store/larder which is temperature controlled. At the end of the hallway, the door opens into the stunning vaulted kitchen breakfast family room with a glass apex at the far end and sliding doors providing garden access. It is an absolutely stunning space, wonderful for family gatherings. The kitchen is a Neptune design with granite worktops and tiled flooring running throughout with underfloor heating. A door then leads into the utility room which has access to the side of the house and front, as well as integral door into the double garage. A staircase then leads up to Bedroom 5 with ensuite shower room. This room and its location could easily become a self contained annexe.

From the reception hall, the main staircase takes you up to a generous landing area. At the further end is the main bedroom with large ensuite with dual sinks and walk in wet room. The bedroom has wall to wall wardrobes and wonderful views. There are 2 further double bedrooms and 2 bathrooms, one with shower and bath and the other with bath.

## OUTSIDE

Approached from a private road, Robins Wood sits behind beautifully manicured hedging and five bar gate leads onto the large driveway with parking for several cars. The front has pretty shrubs and grassed area with pond, as well as many fruit trees, including apple, pear, quince, damson and plum. There are 2 stores attached to the side of the house for garden storage. The main garden is at the back of the house and enjoys a southerly aspect. A terrace runs the width of the property with bricked borders filled with lavender. There are fantastic outdoor seating areas, from the drawing room with fitted outdoor pergola with sails above, along to the family area accessed from the kitchen breakfast room, perfect for al fresco dining and entertaining. The garden is mainly laid to lawn with planted borders and path running through. There is a kitchen garden with Greenhouse and raised beds and fruit cages. The gardens truly compliment this wonderful family home.



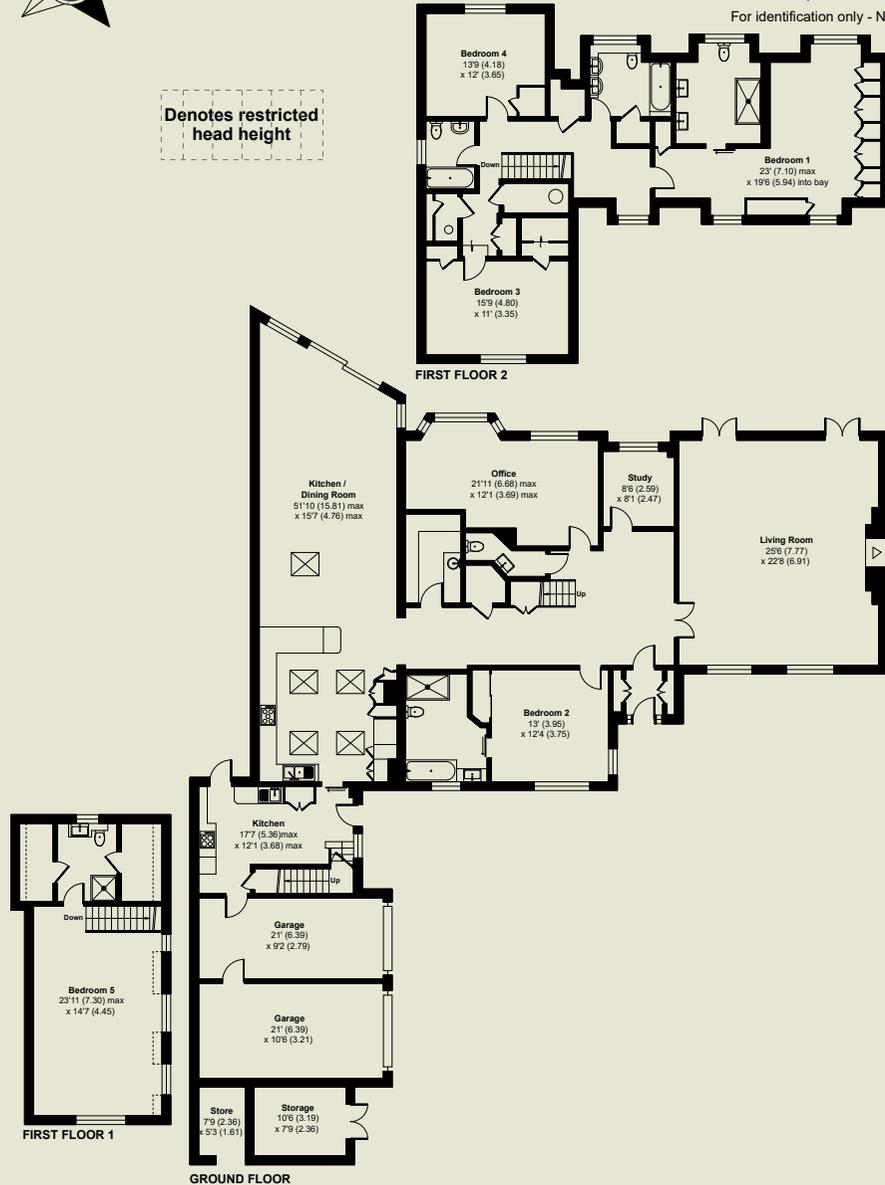
# Robins Wood, Aldworth Road, Upper Basildon, RG8 8NG

Approximate Area = 4375 sq ft / 406.4 sq m  
 Including Limited Use Area(s) = 26 sq ft / 2.4 sq m  
 Garage = 426 sq ft / 39.5 sq m  
 Outbuilding = 122 sq ft / 11.3 sq m  
 Total = 4949 sq ft / 459.6 sq m



Denotes restricted head height

For identification only - Not to scale





## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage are connected to the property. Central heating from oil fired boiler. High speed Gigiclear broadband connected.

**Council Tax:** G

**Energy Performance Rating:** D / 62

**Postcode:** RG8 8NG

**Local Authority:** West Berkshire District Council  
Telephone: 01635 42400

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

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## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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