



# THREE GATES

4 EMERY DOWN ♦ UPPER BASILDON ♦ BERKSHIRE

**Warmingham**  
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Mainline Railway Station to LONDON PADDINGTON within the hour - 2 miles at PANGBOURNE ON THAMES ♦ READING - 7 miles ♦ OXFORD - 19 miles ♦ HENLEY on THAMES - 13 miles ♦ NEWBURY - 10 miles ♦ M4 (J12) - 6 miles ♦ M40 (J6) - 15 miles ♦ HEATHROW - 40 miles (Distances approximate)

Situated in a desirable village close to extensive amenities, schooling and mainline railway station To London Paddington In well under the hour.

A lovely semi detached property designed by architect Edwin Lutyens with 3 reception rooms, 3 bedrooms and bathroom extending to approximately 1,399 sq ft all set within wraparound gardens and grounds just over a quarter of an Acre.

- ♦ Delightful Setting Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Semi Detached Cottage Style Property Offering Potential To Extend, Subject To PP
- ♦ Excellent State & Private Schools With Bus Services

- ♦ 3 Reception Rooms
- ♦ 3 Double Bedrooms
- ♦ Family Bathroom

- ♦ Wraparound Gardens & Grounds of 0.226 of an Acre



## 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 on Thames, Reading, Streatley on Thames and Goring on Thames, where a mainline railway station with fast commuter services up to London (Paddington) in well under the hour (25 minutes from Reading) can be found, and with The Elizabeth Line (Crossrail) now extending through to the City and beyond.

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 well revered and outstanding local state primary and secondary schooling, including a primary school within the village itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Bradfield College, Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Queen Anne's School, Downe House, Rupert House School, Shiplake College, The Abbey School, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

## PROPERTY DESCRIPTION

Originally part of Basildon Estate House, Three Gates is a pretty property from the Edwardian era and having many original features. Entrance is into a hallway with staircase and 2 doors, one leading to the living room and other into the dining room. The living room has a fireplace and wooden herringbone flooring running through into the dining room which is original Lutyen's design.

There are French doors in the living room for direct garden access and the dining room has an original fireplace. The kitchen breakfast room has a stable door and it has a recently installed Rayburn and walk-in shelved pantry. There is a door leading through into the utility room which has a handmade closet with shelving and there is underfloor heating. There is a separate cloakroom off. The family room/study, completes the downstairs rooms. Upstairs there are 3 bedrooms, all with built in wardrobes. The main bedroom has dual aspect across the garden. There is a family bathroom with bath and overhead shower.

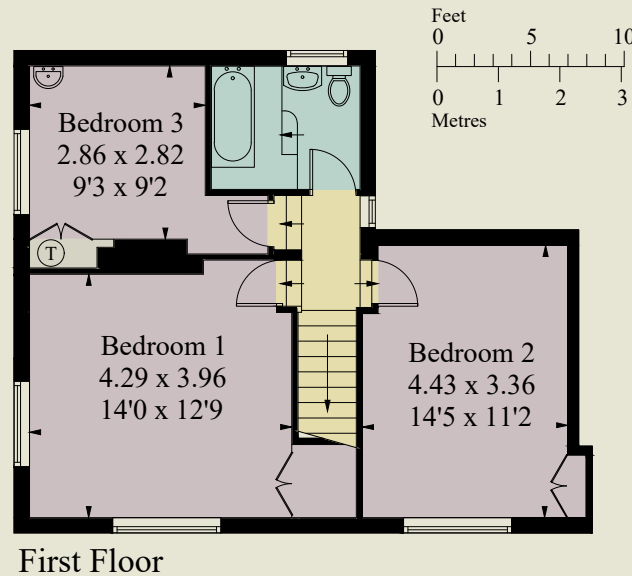
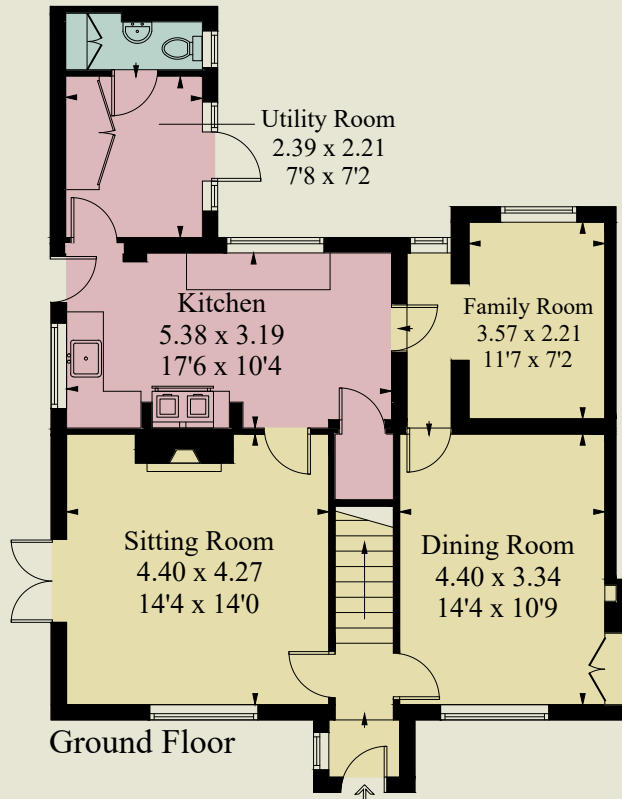
## OUTSIDE

Hedging bordering the road offers privacy to the property and a 5 bar gate opens out onto the driveway offering parking for several cars. The gardens wraparound the house and feature original Lutyens brick herringbone pathways and much mature planting and trees throughout. Different parts offers different aspects, all in total seclusion to sit and enjoy.



# 4 Emery Down, Aldworth Road, Berkshire, RG8 8NQ

Approximate Gross Internal Area = 130 sq m / 1399 sq ft



CREATESPACE DESIGN ref 681  
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

## GENERAL INFORMATION

**Services:** Main water, electricity and drainage are connected. Central heating and hot water from oil central heating, from Rayburn in kitchen.

**Council Tax:** E

**Energy Performance Rating:** F / 24

**Postcode:** RG8 8NQ

**Local Authority:** West Berkshire District Council

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring-on-Thames turn left and proceed down the High Street across the River Bridge and up to the top of Streatley-on-Thames High Street where at the traffic lights bear left for Pangbourne. On reaching Lower Basildon in approximately 2 miles bear right into Park Wall Lane opposite the garage. Follow this road up into Upper Basildon where Park Wall Lane merges into Bethesda Street. Continue to the end and turn left onto Aldworth Road. Carry along the road and Three Gates will be found about 3 houses along after the turning into Emery Acres on the left hand side.

## 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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