

BUNTINGS, THE RIDGE

Lower Basildon, Berkshire, RG8



A BEAUTIFULLY PRESENTED FAMILY HOME NESTLED
WITHIN ONE OF THE COUNTRY'S MOST CHERISHED
NATIONAL LANDSCAPES

Buntings enjoys breathtaking elevated views across the Thames Valley and across National Trust land. Combining the tranquillity of country living with excellent connectivity.



Local Authority: West Berkshire Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity and water, private drainage, oil-fired heating

Grounds: Approximately 2.25 acres

Guide price:



THE PROPERTY

The property enjoys the peace and privacy of country living while benefiting from convenient transport links, including Pangbourne station less than two miles away and Junction 12 of the M4 approximately seven miles from the house.

This impressive detached property has been extended and refurbished over the years, creating a beautifully presented family home of approximately 4,207 sq ft. Rich in character and original features, the property blends traditional charm with modern comfort. Exposed oak beams, leaded light windows and attractive, exposed brickwork enhance the interiors, while generous room proportions, high ceilings and large windows provide an abundance of natural light throughout.









CONTINUED

The drawing room is an exceptional space, featuring a dramatic double-height ceiling, extensive timber detailing, a wood-burning stove and underfloor heating, which is also in most rooms throughout the house. Three further reception rooms offer excellent accommodation for both family life and entertaining. One is currently used as a billiard room but is a versatile room that could be repurposed as a games room or additional family room. The welcoming, triple aspect sitting room benefits from an open fireplace and views over the garden while a dedicated study provides an ideal home-working environment.

The well-appointed kitchen/breakfast room is fitted with a range of Smallbone cabinetry and is complemented by a separate utility room.

Upstairs, the accommodation is arranged around two elegant galleried landings. The principal suite enjoys built-in storage, a luxurious en suite bathroom and a lovely south-west facing balcony with far-reaching views over the surrounding countryside. A further en suite guest bedroom is accompanied by four additional double bedrooms and two family bathrooms.







LOCATION

Located in the desirable semi-rural village of Lower Basildon, the property enjoys immediate access to a network of footpaths and bridleways and overlooks the renowned National Trust estate at Basildon Park. Beale Wildlife Park is less than a mile away, while nearby Pangbourne offers an excellent selection of independent shops, cafés, restaurants and everyday amenities.

Pangbourne railway station provides direct connections to Reading, London Paddington and the Elizabeth Line network. Road connections are excellent, with convenient access to the M4 and A34, facilitating travel to London, Heathrow Airport and the West Country.

The area is particularly well regarded for its selection of highly respected state and independent schools, including Bradfield College, Pangbourne College, Downe House, Moulshford Prep, St Andrew's Prep, Cheam School and St Gabriel's.







GARDENS & GROUNDS

Buntings occupies a highly private position along The Ridge, a sought-after private lane overlooking the historic parkland of Basildon Park. An impressive approach leads to a substantial gravel driveway providing extensive parking.

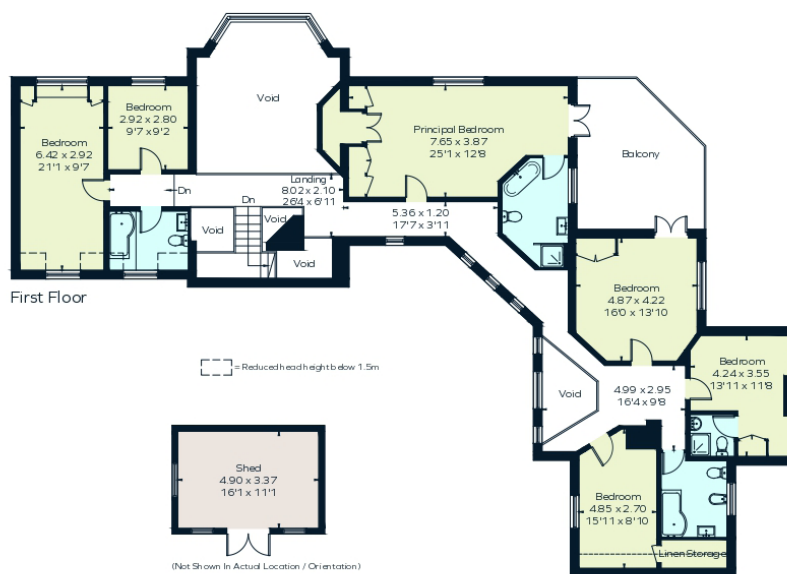
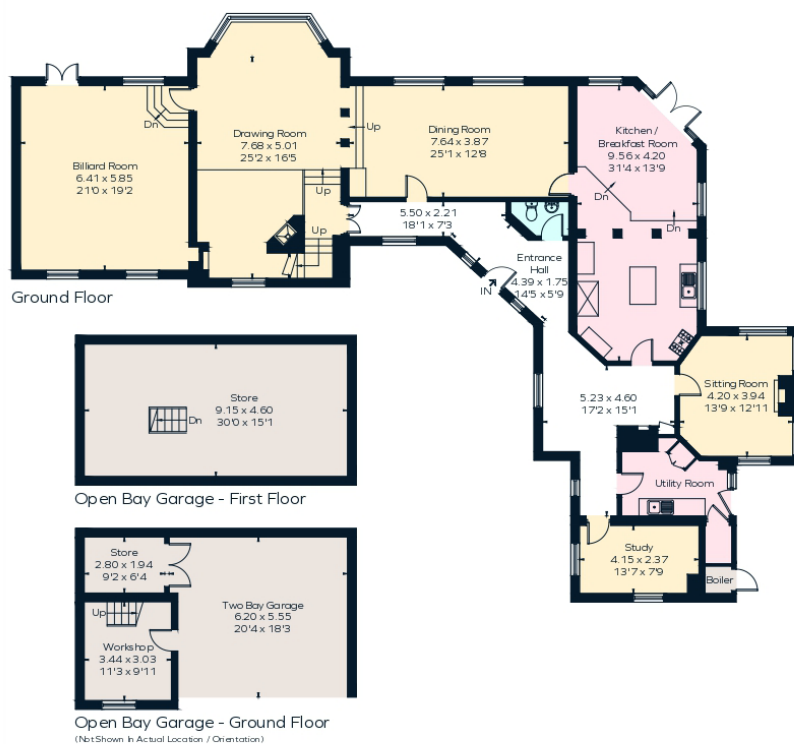
A detached two-bay garage incorporates a workshop, storage area and a useful first-floor room with potential for a variety of future uses, subject to the necessary consents.

The property sits within approximately 2.25 acres of beautifully landscaped gardens and grounds. Mature trees create exceptional privacy, while the south-western boundary has been left open to maximise the spectacular views. Features include rolling lawns, established borders, a charming lily pond with wooden bridge and a tranquil koi pond with water feature positioned beside a paved terrace, creating a wonderful setting for outdoor dining and entertaining.





Approximate Floor Area = 389.9 sq m / 4197 sq ft
 Boiler Cupboard = 0.9 sq m / 10 sq ft
 Total = 390.8 sq m / 4207 sq ft
 Workshop / Stores = 57.9 sq m / 623 sq ft
 Shed = 16.5 sq m / 178 sq ft
 (Excluding Two Bay Garage / Voids)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98245

Approximate Gross Internal Area = 309.8 sq m / 4207 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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