



PARSONAGE CROFT

LOWER BASILDON

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LOWER BASILDON

Goring (London Paddington within the hour) 2 ½ miles
◆ Streatley High Street/River 2 miles ◆ Pangbourne 3 miles ◆
Reading 8 miles (London Paddington 27 minutes) ◆ M4 (Junction 12) 8 miles
◆ Henley on Thames 14 miles ◆ Newbury 12 miles ◆ Oxford 18 miles
(Distances and times approximate)

Situated in a stunning location with breathtaking views across the river up to Whitchurch Hill, yet almost equal distance from both Goring and Pangbourne on Thames with commuter trains offering service into London Paddington within the hour.

A beautifully presented detached period house with 4 bedrooms 3 bathrooms and 5 reception rooms set within wonderfully cultivated gardens and grounds of just over an Acre and with a detached oak framed double car port with room above and balcony with views.

◆ Peaceful Countryside Location With Breathtaking Views Across To Whitchurch Hill

◆ In A Plot Of Just Over 1 Acre of Beautiful Gardens And Grounds

◆ Within 3 Miles Of Commuter Train Into London Paddington

◆ Detached Period Property Sympathetically Extended

◆ 5 Reception Rooms

◆ 4 Bedrooms

◆ 3 Bathrooms

◆ Detached Oak Framed Car Port With Store, Plus Staircase Up To Room Above, Cloakroom And Balcony Offering Stunning Views

◆ In All Extending To 2476 sq ft



SITUATION

Situated in scenic countryside designated an "Area of Outstanding Natural Beauty", the small village of Lower Basildon lies close to the River Thames approximately midway between Pangbourne and Streatley on Thames at the foot of the Berkshire Downs overlooking the Thames Valley and across to the Chilterns on the Oxfordshire side of the river.

Comprehensive everyday shops and amenities including highly rated primary schools are available at Goring on Thames, Upper Basildon and Pangbourne with both villages also having mainline stations

providing fast commuter services to Reading and up to London (Paddington in well under the hour).

Road communications are also excellent with Reading and the M4 motorway being easily accessible.

On the edge of Lower Basildon stands the historic Basildon House a grand Palladian Mansion, now owned by the National Trust and open to the public as is Beale Park, which extends along the banks of the river where can be seen many exotic varieties of animals and birds as well as a miniature railway. Near the river off Church Lane is the historic 13th century Parish Church of St Bartholomew.



PROPERTY DESCRIPTION

Originating from around 1896 as 2 parsonages cottages to the Basildon Park Estate, designed by Lutyens, Parsonages Croft was then converted in 1930's into one property with decorative stonework elevations and double gables under a tiled roof and white painted windows. The current owners have since sympathetically extended and refurbished it into the stunning house it is today, incorporating many original features like latch panels doors and terracotta tiled flooring. Entrance is into a hallway with study off and then into the living room which overlooks the garden and it has a wood burner. There is an inner

hall with cloakroom and shower and a snug with vaulted ceiling. The utility room has a back door leading out to a terrace and then door takes you into the kitchen. Fully fitted with Griggs & Mackay units and AGA, it has a vaulted ceiling and dual aspect, with French doors leading out onto a terrace at the front of the house. Steps then drop down into the dining room which has a staircase up to bedroom 4. The main staircase is off the lounge and takes you up to the bedrooms. There are 2 bedrooms and family bathroom, then main bedroom suite with ensuite shower and bath. Views are evident in most rooms and it has privacy all around.





OUTSIDE

The property is approached off a private road with hedged boundary. There is a circular driveway with entry and exit onto a shingled driveway with detached oak framed double car port in front. There is a store room on the back and then staircase up to the room above. Offering flexible space, as either a bedroom or office/study, it also has a cloakroom and storage cupboard. Facing out over the fields, towards the River Thames and beyond up to Whitchurch Hill, the room has doors taking you onto its own balcony and absolutely breathtaking views, which are hard to beat. The gardens are extensive and leading up to the house is a lawned area with wild planting and a path leading to a front seating terrace with box hedging and planting.

An archway then takes you through to the main garden, which have been beautifully planted throughout with deep beds which wraparound the lawn garden edges and surround the terrace. Towards the back of the garden is a wide pergola which is a mass of climbing roses, wisteria and clematis then beyond a natural garden with fruit trees. The gardens are tree lined and offer privacy to sit and enjoy in peace and harmony. A terrace comes off the back of the house for seating, basking in its south facing aspect with Wisteria above and then runs round the side and back. The gardens have been carefully maintained and are an absolute delight.

**Approximate Gross Internal Area 2476 sq ft - 230 sq m
(Excluding Outbuilding)**

Ground Floor Area 1467 sq ft – 136 sq m

First Floor Area 1009 sq ft – 94 sq m

Outbuilding Area 429 sq ft - 40 sq m



GENERAL INFORMATION

Services: Oil Central heating and private drainage.

Council Tax: G

Energy Performance Rating: E

Postcode: RG8 9PB

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our office turn left and continue to the traffic lights at Streatley, turn left and continue on the A329 until the petrol station at Lower Basildon. Turn right and continue up Park Wall Lane along the side of Basildon Park. Turn right at Hillfields Farm and continue until you reach Parsonage Croft.

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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