



Yewhurst • The Ridge • Lower Basildon

Pangbourne 1.8 miles • Reading 8 miles • Streatley 2.4 miles
(all distances are approximate)

A charming 3-bedroom detached period house, set within expansive, mature gardens, enjoying a private. Yewhurst offers lots of scope for sympathetic improvement and extension (subject to LAPP) and occupies an elevated plot with far-reaching, unspoilt views across beautiful rural scenery.

1335 sq ft / 124 m²
Gardens & Grounds extending to 0.74 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Yewhurst is situated on The Ridge in Lower Basildon, a private lane overlooking the beautiful grounds of Basildon Park. The property enjoys a semi-rural setting above the Thames Valley, between the North Wessex Downs and the Chiltern Hills National Landscapes. The rising driveway sweeps up from the private lane, flanked by established hedging and planting, leading to the front of the house where a sheltered porch and timber detailing introduce the property's period character.

The location combines the benefits of semi-rural living with close proximity to towns and transport links. Stations, shops and services can be found in both Pangbourne and Goring, with access to countryside walks and bridle paths on the doorstep.

Special features:

- The beautiful secluded, private plot, with far reaching views
- Gardens and grounds extend to 0.51 acre and a further parcel of land of 0.23 acre on the opposite side of the lane to the property is also included.
- Lots of potential for extension, refurbishment (subject to LAPP)
- Beautiful oak joinery throughout, to include doors, staircase, window frames, and skirtings
- Sitting room with triple aspect windows, giving wonderful views over the rear gardens, door gives access to rear porch and terrace
- Study/playroom



- Wonderful views from all bedrooms
- Lots of additional storage above the reception hall and above the bedrooms

Summary of accommodation: Reception hall, utility room, cloakroom, study/family room, dining room, kitchen, sitting room, 3 bedrooms, family bathroom. Single attached garage.

Gardens: Expansive lawns sweep away from the house, interspersed with shaped hedges, mature trees and deep borders.

To the side of the house a traditional greenhouse and productive garden area provide excellent space for growing, with easy access for keen gardeners.

A charming brick and timber outbuilding with pitched roof and green door is tucked amongst the planting, offering useful storage for tools or potential as a small studio, subject to any consents. There is also a further tool shed.

Gardens and Grounds extending to in total 0.74 acre (approx.)

Local facilities: Within walking distance of Basildon Park, the National Trust property, featuring a splendid Georgian mansion surrounded by 400 acres of parkland. Beale Wildlife Park & Gardens is close by and is a lovely place for young families with amazing animals, gardens, play parks, a splash pool and miniature train. Also in close proximity is the delightful St Bartholomew's which is



a striking flint-and-brick church and stands in a peaceful churchyard near an idyllic stretch of the river Thames. There is a small convenience store at the Jet garage, which sells daily essentials.

There is an excellent sporting complex open to public membership at Bradfield College with indoor/outdoor tennis courts, squash courts, indoor swimming pool, fitness centre, and there are plenty of golf clubs nearby.

This semi-rural location benefits from being just a few minutes' drive from Pangbourne which offers a range of amenities including a splendid selection of specialist shops, supermarket, doctors, dental practices, hairdressers, pubs and restaurants.

Pangbourne also offers superb transport links with fast train service to Reading and London Paddington (approx. 47 mins), and the Elizabeth Line.

Schools: The property is within catchment of Upper Basildon Primary School, and on the bus routes for the outstanding Downs School in Compton. Pangbourne College, Bradfield College, St Andrew's Prep School, Cranford School, Moulsoford, Downe House Girls' School and The Oratory Preparatory and Senior School are all within easy driving distance.

Post Code: RG8 9NX

Directions for parking: From Mead Lane, turn left into The Ridge, please be cautious the driveway is useable but narrow. Please do not park on other properties driveways. The drive to Yewhurst is very narrow but is passable.

Tenure: Freehold

Note:

The residents contribute to Ridge Road Fund, which pays for the maintenance of the private road.

General:

Oil fired central heating

Mains electricity, drainage and water

Broadband not connected. Gigaclear high speed fibre available.

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

EPC Rating : E **Council Tax Band:** West Berkshire, Band G

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.

Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter, No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

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Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk

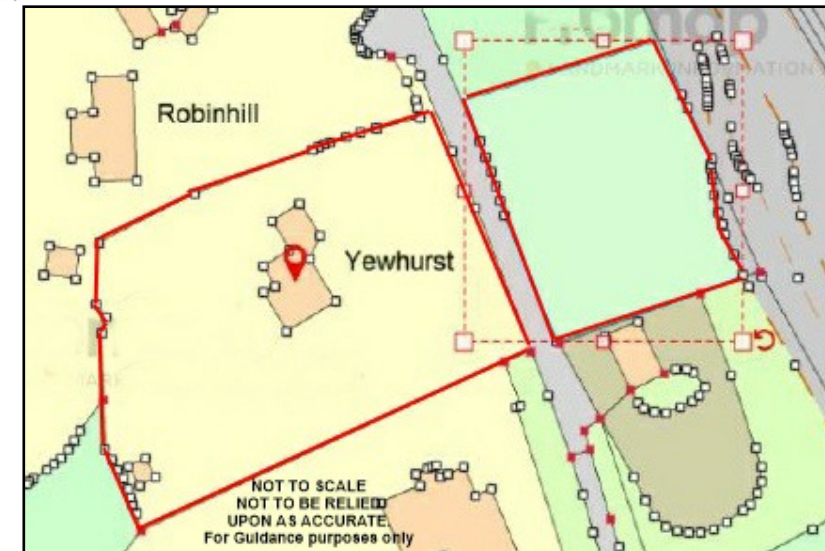
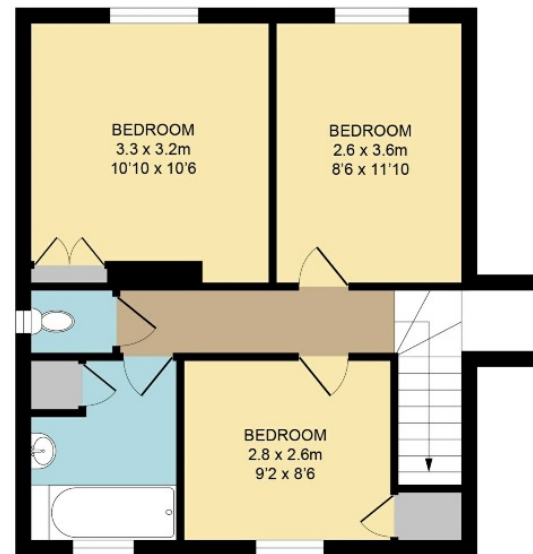
London Office: Mayfair Office, 41-43 Maddox Street, Mayfair, London, W1S 2PD





TOTAL APPROX. FLOOR AREA 124.0 SQ.M. (1335 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



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