



## 2 KILN CORNER COTTAGE

UPPER BASILDON ♦ BERKSHIRE

**Warmingham**  
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# 2 KILN CORNER COTTAGE

UPPER BASILDON ♦ BERKSHIRE

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 ♦ Mainline Railway  
Station to LONDON PADDINGTON within the hour - 2 miles  
(Distances and times approximate)

Situated of the elevated and wooded fringe of this quintessential English village, just a short walk to the village primary school, and but a short drive to the river Thames, shops, restaurants, and mainline railway stations in either Goring-on-Thames or Pangbourne affording access to London in under the hour.

A beautifully refurbished Victorian house, set in mature gardens and grounds of approximately 0.12 of an acre, sympathetically modernized affording 4 bedrooms, 2 bathrooms and 3 reception rooms, extending to 1,571 sq ft.

♦ An Exquisite Victorian Family Residence Extending To Approximately 1,571 Sq Ft

♦ Spacious Gravelled Driveway

♦ Mature Landscaped Gardens & Grounds Of Approximately 0.12 Of An Acre

♦ Excellent State & Private Schools With Bus Services

♦ 3 Reception Rooms

♦ Main Bedroom with Ensuite Shower Room

♦ 3 Further Double Bedrooms

♦ Family Bathroom With Bath and Separate Shower

♦ In All Extending To Approximately 1,571 Sq Ft



## SITUATION

Kiln Corner occupies an elevated position at the top of Ashampstead Road where it meets a small crossroads. The area is tree-fringed and close to surrounding countryside with numerous footpaths and bridleways close-by. Historically it is near the old brick kiln works at Tenaplas which was finally closed at the beginning of the 2nd World War.

## LOCATION

The village of Upper Basildon sits on the edge of the Berkshire Downlands 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, which

is adjacent to the property, 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

Originating from the Victorian era, 2 Kiln Corner Cottage has been extended and refurbished sympathetically, blending old and new to create a characterful and contemporary home.

Recent improvements include new windows throughout.

The property has 2 front reception rooms and then the hallway runs through into the middle of the house with the galleried reception room with door into the utility room and cloakroom. The kitchen dining room is at the back of the house with doors looking out across the garden. There is an island for casual dining. Upstairs there are 4 double bedrooms, the main bedroom has an ensuite shower room and built in wardrobes. The family bathroom has a bath and separate shower.

## OUTSIDE

The property has a fenced frontage to the Lane, with a wide entrance through a 5 bar gate which opens onto a gravelled drive leading down to the house. In front of the cottage there is a spacious and mature garden, extensively hedged to one side and laid mostly to lawn, with pretty flower beds and borders containing spring bulbs flanked and interspersed by a wealth of mature shrubs and trees. A gravelled pathway wraps its way around the property leading to the rear lawned gardens, with a pretty Cherry tree off to one side.

Both private and delightfully attractive, the gardens and grounds are the subject of much care and attention, and truly offer a wonderful lifestyle, which will be evident upon viewing, and in all, extend to approximately 0.12 of an acre.

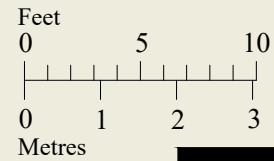


# 2 Kiln Corner Cottage, Upper Basildon, RG8 8SR

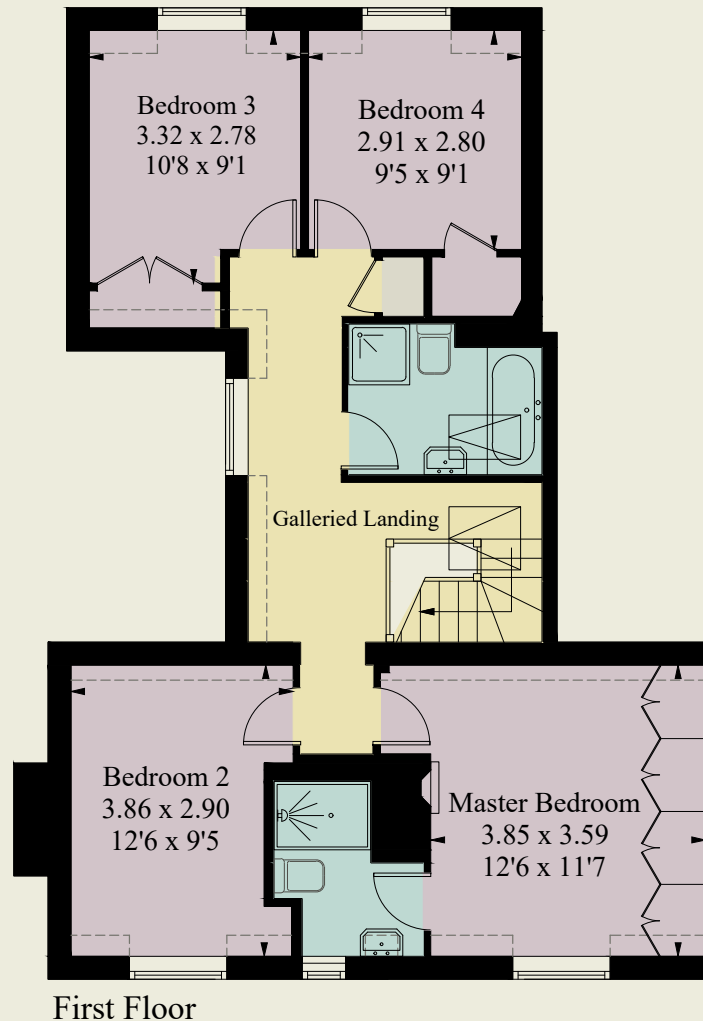
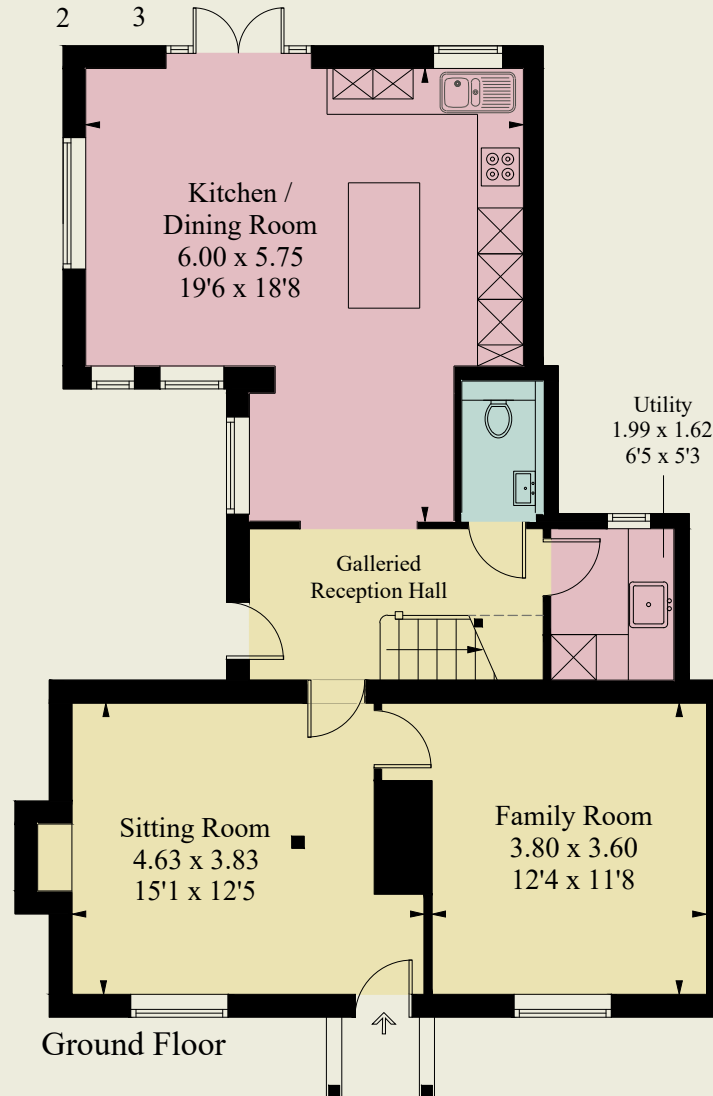
Approximate Gross Internal Area = 140 sq m / 1506 sq ft

Limited Use Area = 6 sq m / 64 sq ft

Total = 146 sq m / 1571 sq ft



 = Reduced head height below 1.5 m



CREATESPACE DESIGN ref 143

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



## GENERAL INFORMATION

**Services:** Mains electricity, water, and drainage are connected to the property. Oil fired central heating and hot water.

**Energy Performance Rating:** D / 58

**Postcode:** RG8 8SR

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

## 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. At the traffic lights turn left for Pangbourne and on reaching Lower Basildon in approximately 2 miles turn right opposite the garage into Park Wall Lane. Follow this road up into the village of Upper Basildon itself where Park Wall Lane merges into Bethesda Street. Continue past the village hall and at the further end of Bethesda Street on meeting the T junction turn right and then left at the crossroad. Follow this road until reaching another small crossroads where turn right and the entrance to the property will be found in a short way along on the right-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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