



CALISAY

THE RIDGE ♦ LOWER BASILDON ♦ BERKSHIRE



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Pangbourne - 1.8 miles (London Paddington 40 minutes, change Reading or 50 minutes direct; London Liverpool Street 65 minutes)

♦ Streatley - 2 miles ♦ Goring High Street/River - 2½ miles ♦

Reading - 8 miles ♦ M4 (Junction 12) - 7 miles ♦ Henley on

Thames - 15 miles ♦ Newbury - 14 miles ♦ Oxford - 22 miles

(Distances and times approximate)

Located down a private lane leading to only 10 properties sits Calisay, a detached residence which has been extended and improved by the current owners during their time in occupation. Sitting in an elevated position the property benefits from stunning views over rolling countryside.

The property is cleverly designed with the primary living space oriented towards the rear, taking advantage of the dramatic vista opening across the river valley. The house sits on a plot of in excess of 1 acre, with a large covered decked seating area across the rear of the house to enjoy this outlook to the fullest. The extensive accommodation offers four en-suite double bedrooms, as well as a one-bedroom self-contained annexe over the recently built detached double garage.

♦ Situated down a private lane, accessing only 10 properties

♦ Elevated plot exceeding 1 acre

♦ Stunning river valley views

♦ Four double en-suite bedrooms

♦ One bedroom self-contained annexe over the garage

♦ Covered deck overlooking grounds & countryside

♦ Light filled accommodation

♦ In all extending to 4420 sq ft



SITUATION

Situated in scenic countryside designated a “National Landscape Area”, the property lies between Pangbourne and the small village of Lower Basildon 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 Pangbourne and Goring on Thames. A further highly rated primary school is available in Upper Basildon.

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

The front of the property overlooks part of the grounds of the historic Basildon House a grand Palladian Mansion, now owned by the National Trust and open to the public. The rear of the property overlooks the grounds of Beale Park, also publicly open, which extended 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

A covered porch leads to the hardwood front door opening into a spacious entrance hall, with a wealth of storage cupboards and a WC. The sitting room has an Oak framed vaulted ceiling and sliding doors opening onto panoramic elevated views over the grounds and river valley beyond. This space also offers a large bay window, engineered oak flooring, an inset fireplace with granite surround and a door to the side.

The kitchen is dual aspect, fitted with a painted range of units with granite worktop, including a matching central island with incorporated breakfast table. The kitchen has integral appliances including double ovens and microwave, dishwasher, electric hob and wine fridge. Double doors lead out to the rear deck, and there is also access to a spacious utility room. This useful space offers an auxiliary butler sink, space and plumbing for both washing machine and tumble dryer, an external door to the side and also a shower room. Two further reception rooms, ideally suited as dining or family rooms, are situated at the back of the house, both with sliding doors and panoramic windows onto the rear covered deck. There is also a study nook tucked off the entrance hall, again with sliding doors onto the deck.

A staircase leads to a first floor landing with a roof lantern allowing in tremendous natural light. The main bedroom suite has a dressing room with ample fitted cupboards, and a large en-suite two person wet room, using Villeroy and Boch fittings, with twin showers, a large corner bath, a toilet cubicle and double sinks. The three remaining bedrooms are all doubles in size and all offering en-suite facility. (Two of these bedrooms again offering stunning rear views).

OUTSIDE

The property is approached via a private lane leading to just ten residences. A gravelled drive provides ample off street parking at the front, leading to the double garage. The plot as a whole measures in excess of 1 acre, with a sloping garden laid to lawn with mature trees looking across over the Thames Valley towards Oxfordshire. The elevated position offers dramatic views.

A recently constructed detached double garage sits to the side of the property, with an electric door, EV charging point, and a store room at the side accessed by double doors onto the garden. An external staircase leads to a first floor annexe. This fully self-contained space is fitted with a kitchen and shower room, with large velux windows providing a pleasant outlook over farmland opposite.





**Approximate Gross Internal Area 4398 sq ft - 408 sq m
(Including Garage)**

Ground Floor Area 1887 sq ft – 175 sq m

First Floor Area 1316 sq ft – 122 sq m

Garage Area 612 sq ft – 57 sq m

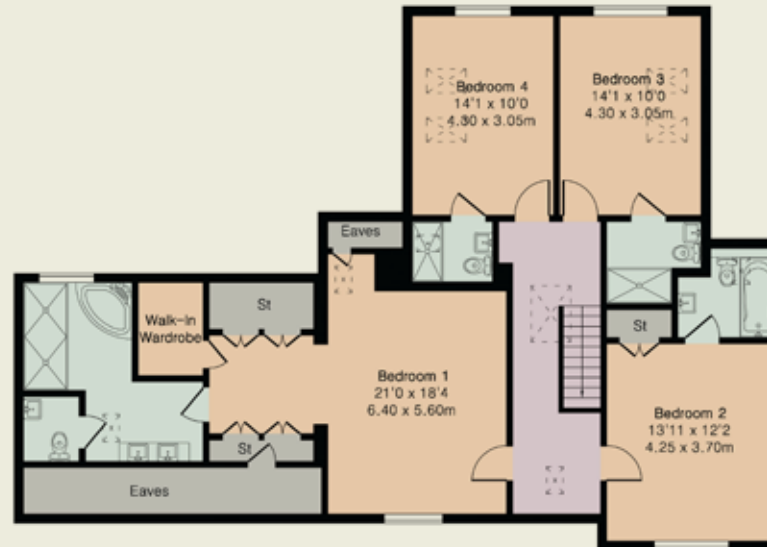
Annexe Above Garage Area 583 sq ft – 54 sq m



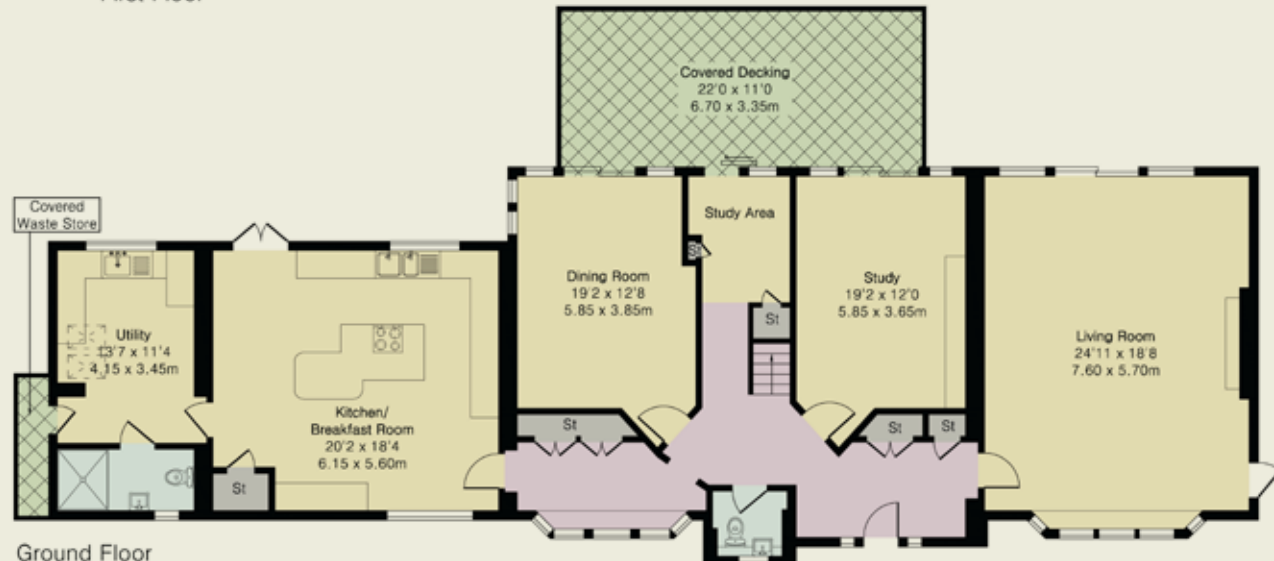
Annexe Above Garage



Garage



First Floor



Ground Floor





GENERAL INFORMATION

Services: Air source heat pump, installed in 2025.

Service Charge for Road: £50 per year

Council Tax: G

Energy Performance Rating: D / 63

Postcode: RG8 9NX

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 just before the traffic lights at the railway bridge. Here turn right onto Mead Lane, and after 0.1 miles turn left onto The Ridge. Calisay is the second house on the left at the top of the hill.

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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames

Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

