



KITES WOOD HOUSE

BETHESDA STREET ♦ UPPER BASILDON ♦ BERKSHIRE





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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 ♦

Pangbourne mainline station - approximately 2 miles (London Paddington within the hour)

(Distances and times approximate)

Set behind automated gates within mature landscaped grounds, Kites Wood House is an exceptional contemporary country home occupying a peaceful position in the heart of Upper Basildon.

Constructed in 2014 to an exacting specification, the house combines understated modern design with high quality natural materials, advanced environmental systems and carefully considered architectural detailing. Extensive glazing and large bespoke sliding doors create a strong connection to the surrounding terraces, gardens and woodland backdrop, filling the interiors with natural light throughout the day.

The accommodation extends to approximately 3,713 sq ft including garage and outbuildings, with beautifully balanced family spaces designed equally for everyday living and entertaining. Features include a bespoke handcrafted kitchen, dramatic curved staircase, ground source heating, underfloor heating throughout and integrated smart home technology.

Kites Wood House offers the rare combination of privacy and tranquillity whilst remaining exceptionally well connected to Pangbourne, Reading, Oxford and London.

Accommodation includes:

- ♦ Automated entrance gates and gravel driveway
- ♦ Impressive reception hall with bespoke curved staircase
- ♦ Handcrafted kitchen with central island and walk-in larder
- ♦ Open-plan living and dining spaces with wood-burning stove
- ♦ Separate snug with terrace access and suspended wood burner
- ♦ Study/home office
- ♦ Utility room and rear lobby
- ♦ Ground floor shower room
- ♦ Principal bedroom suite with dressing room and luxurious ensuite bathroom
- ♦ Guest bedroom suite with ensuite shower room
- ♦ Two further double bedrooms
- ♦ Family bathroom
- ♦ Garage with underfloor heating and cloakroom
- ♦ Landscaped gardens and grounds of approximately 0.4 acre

SITUATION

Upper Basildon is one of the area's most sought-after Berkshire villages, positioned within the North Wessex Downs Area of Outstanding Natural Beauty and surrounded by rolling countryside and woodland.

The village offers a highly regarded primary school, parish church, village hall, sports facilities and active local community, whilst nearby Pangbourne provides an excellent range of everyday amenities, independent shops, pubs, restaurants and a mainline station with direct services to London Paddington.

The area is particularly well served by both state and independent schools including Bradfield College, Pangbourne College, St Andrew's Preparatory School, Cranford House, Downe House, Moulsoford Preparatory School, Abingdon School and St Helen & St Katharine.

PROPERTY DESCRIPTION

Kites Wood House has been thoughtfully designed to create a contemporary family home centred around light, craftsmanship and a strong connection to the surrounding landscape.

A striking pivoted glazed entrance door opens into a dramatic reception hall centred around a bespoke curved Douglas Fir staircase rising to a spacious galleried landing above. Dinesen Danish Douglas Fir flooring runs throughout much of the ground floor, staircase and landing, enhancing the calm and understated aesthetic of the interiors.

The bespoke hand-made kitchen by Andrew Lord Furniture forms the heart of the house and features a substantial oak-topped central island, Silestone work surfaces and premium appliances by Miele, Wolf and Sub-Zero. A large walk-in larder includes a Carrera marble cold shelf.

A subtle change in level separates the kitchen from the principal living and dining spaces, creating distinct yet connected areas for entertaining and family life. The main sitting area features an inset Phoenix wood-burning stove, while large bespoke sliding glass doors open directly onto the surrounding terraces and gardens beyond.

The separate snug provides a more intimate reception space and features a ceiling-hung Zelia wood-burning stove together with glazed doors opening onto a terrace perfectly positioned for evening sunshine.

The large, light-filled hallway continues through to a generous utility room and spacious rear lobby with built-in coat cupboard. There is also a ground floor shower room and a well-proportioned office enjoying wonderful woodland views.

The first floor is centred around the impressive galleried landing, with large rooflights drawing natural light deep into the house. At the far end of the landing there is a built-in retractable ladder providing access to a mostly full-height boarded loft.

The principal bedroom suite occupies a substantial section of the first floor and enjoys tranquil views across the gardens and woodland beyond. The suite incorporates a dressing room together with a luxurious ensuite bathroom featuring a freestanding bath, walk-in shower and bespoke fittings.



A further guest suite includes fitted wardrobes and an ensuite shower room, complemented by two additional double bedrooms and a family bathroom.

Throughout the house, the quality of materials, finish and detailing is immediately apparent, combining contemporary convenience with the atmosphere and warmth of a carefully designed country home.

DETAILED SPECIFICATION

Joinery

- ✦ All windows by C&G Joinery of Wantage
- ✦ Dinesen Danish Douglas Fir flooring fitted throughout the ground floor, staircase and landing
- ✦ Bespoke hand-made kitchen by Andrew Lord Furniture with oak-topped island and Silestone worktops

Electrical & Audio Visual

- ✦ CAT 5 & 6 cabling throughout with data and TV points in all rooms
- ✦ Heat recovery and ventilation system throughout the house
- ✦ Rako lighting control system
- ✦ Integrated Sonos sound system with ceiling speakers to kitchen and snug
- ✦ Monitored alarm system to house and garage
- ✦ Wiring installed for future security cameras
- ✦ Automated electric entrance gates
- ✦ Gigaclear fibre optic broadband connected

Plumbing & Heating

- ✦ Ground source heat pump with bore holes
- ✦ Underfloor heating throughout with each room individually thermostatically controlled
- ✦ Secondary hot water system providing near-instant hot water
- ✦ Sanitaryware by Artceram, Mastella Design, Geberit and Hansgrohe
- ✦ Phoenix wood-burning stove with external venting system

External

- ✦ Lindab aluminium gutters and downpipes
- ✦ Brazilian slate terraces
- ✦ Automated irrigation system

Kitchen

- ✦ Integrated Wolf oven and hob
- ✦ Miele dishwasher and steam oven
- ✦ Sub-Zero fridge drawers









OUTSIDE

Kites Wood House is approached through automated timber gates opening onto a generous gravel driveway with parking for several vehicles and access to the garage.

The gardens have been carefully landscaped to complement both the architecture of the house and its woodland setting. Extensive paved terraces wrap around the property, providing a variety of seating and entertaining areas positioned to enjoy both sun and shade throughout the day.

The front of the house is framed by mature lawns, established hedging and attractive brick and box

borders, while the rear garden is predominantly laid to lawn with a peaceful woodland backdrop creating a notable sense of privacy and tranquillity.

Additional features include an automated irrigation system, robotic lawn mower and substantial two-room garden outbuilding discreetly positioned within the grounds.

The overall effect is one of calm, privacy and understated luxury - a beautifully designed modern country house in one of Berkshire's most desirable village settings.







Kites Wood House, Bethesda Street, Upper Basildon, Berkshire, RG8 8NU

Approximate Gross Internal Area = 283 sq m / 3046 sq ft
 Limited Use Area = 13 sq m / 139 sq ft Outbuildings = 49 sq m / 527 sq ft
 Total = 345 sq m / 3713 sq ft



CREATESPACE DESIGN ref 444

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



GENERAL INFORMATION

Services: Heating and Hot water from Ground Source Heat Pump with Bore Holes. Mains electric and drainage are connected to the property. Gas from LPG bottles.

Council Tax: G

Energy Performance Rating: C / 76

Postcode: RG8 8NU

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 turn left and proceed down the high street and up to the top of Streatley High Street where at the traffic lights, turn left for Pangbourne. On reaching lower Basildon, turn right opposite the garage into Park Wall Lane and follow this road up into Upper Basildon. Park Wall Lane merges into Bethesda Street approximately by the new village hall. The entrance to Kites Wood House is found 400m on the right hand side, with a low electric gate leading up to the property.

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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