



DOWNER & CO

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Foxboro, Bath Road, Padworth RG7 5QT
Price: £750,000

Features.



Description.

A superbly presented and substantial three/four double bedroom semi detached home located close to Aldermaston Wharf on the A4 sitting in approximately 0.4 acre plot. With accommodation in excess of 2100sqft, this stunning home has an abundance of living space while offering lots of natural light together with a lovely 200ft south facing rear garden.

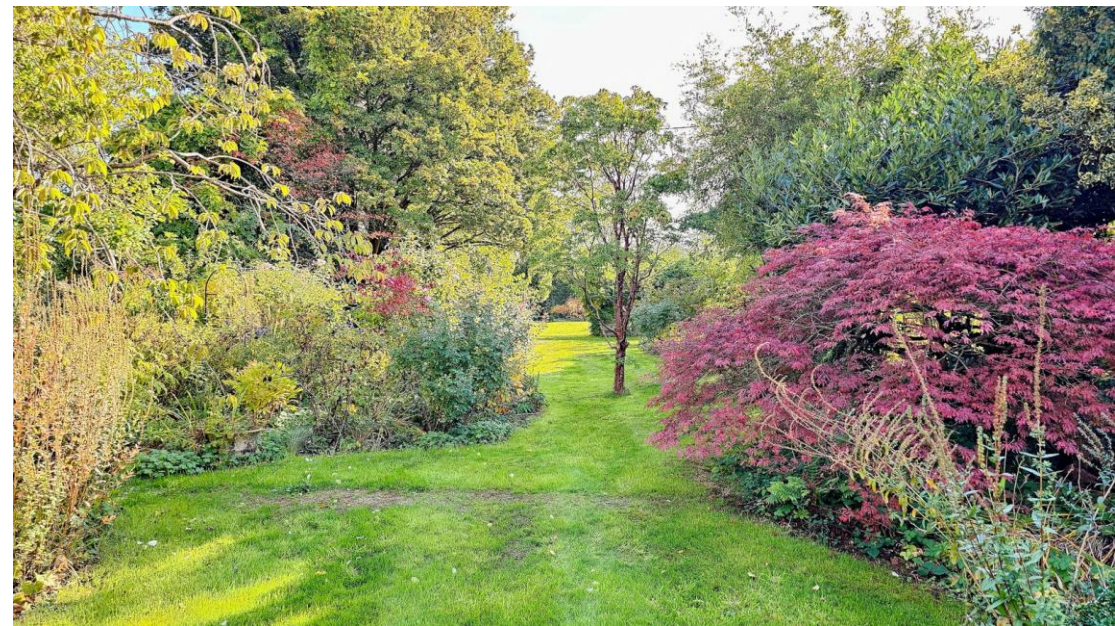
The accommodation includes entrance hall, living room with fireplace and adjoining snug, stunning open plan dining/garden room with french doors to the garden, family room again with wood burner, large study/potential fourth bedroom, kitchen/breakfast room with vaulted ceiling, downstairs shower room with adjoining utility. To the first floor are three generous double bedrooms and a large family bathroom. Outside offers a stunning and private rear garden with flower and shrub borders, a vegetable patch and lovely patio area ideal for entertaining. There is a double garage and ample parking on the driveway.



Location.

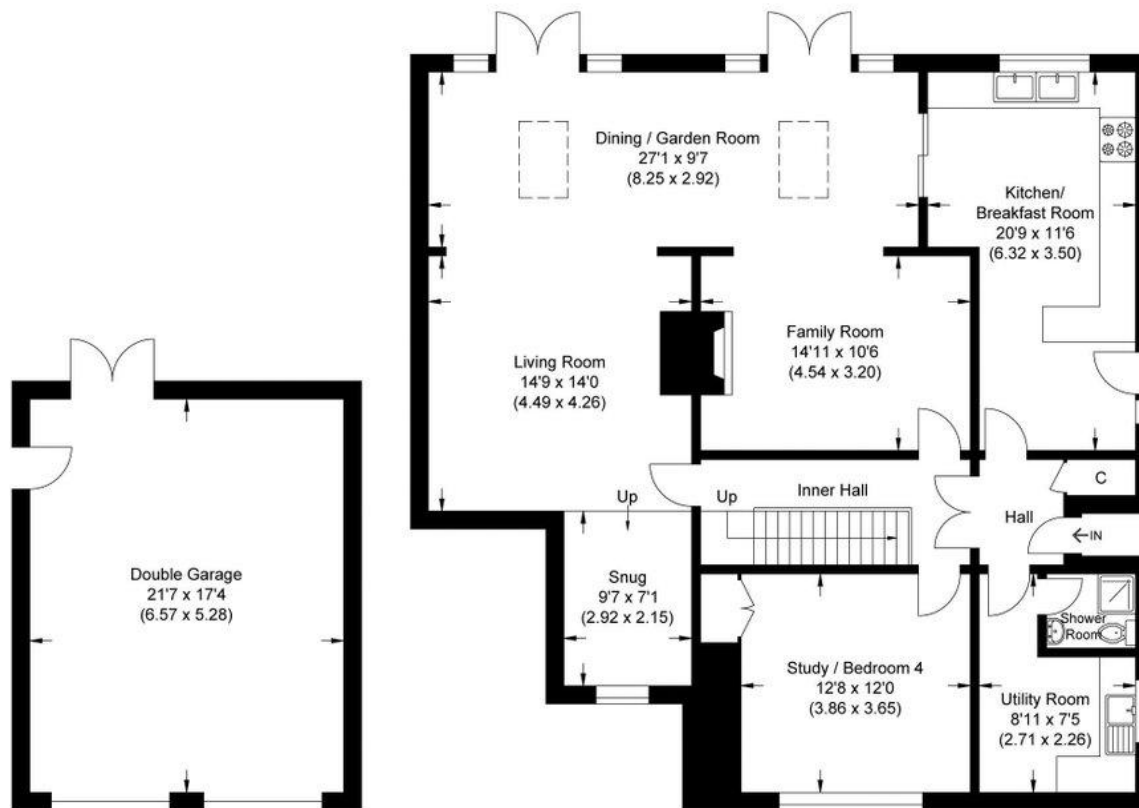
The house is ideally located within walking distance of the nearby train station with direct links to London Paddington, The Butt Inn public house and is a short drive of Junction 12 of the M4. In addition there are lovely walks along the Kennet & Avon canal and nearby lakes. The nearby village of Aldermaston sits midway between Newbury and Reading with its picturesque High Street and is surrounded by open countryside. The village offers a convenience store, The Hinds Head public house/hotel and restaurant, hairdressers, village hall and Hilliers Garden Centre, Aldermaston COE Primary School and a skate park with play area.



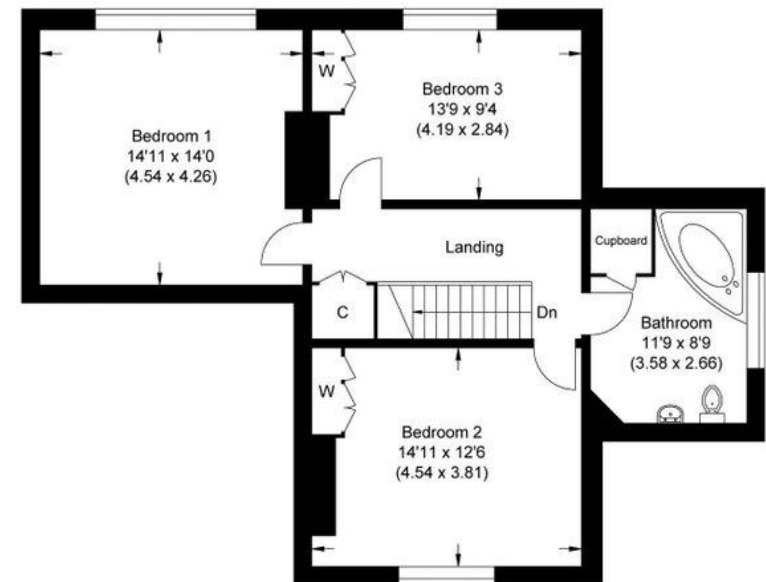


Approximate Gross Internal Area
196.91 sq m / 2119.52 sq ft
(Excludes Garage)

Garage Area 34.69 sq m / 373.40 sq ft

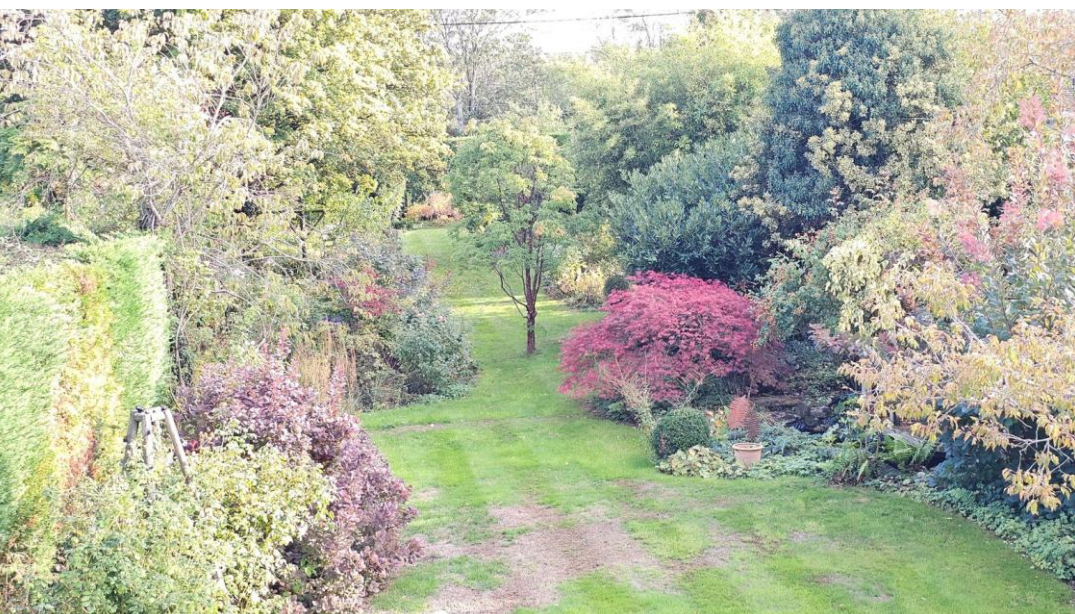


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: E

COUNCIL TAX BAND: D
2026/2027: £2,453.69.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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