



APPLE TREE COTTAGE BUILDING PLOT

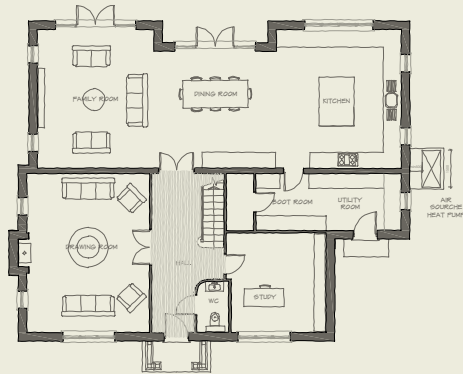
UPPER BASILDON ♦ BERKSHIRE



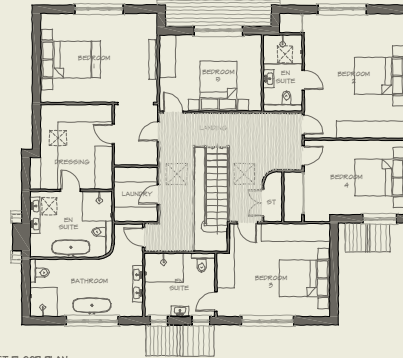
FRONT ELEVATION



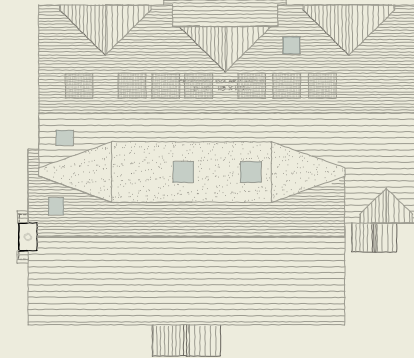
REAR ELEVATION



GROUND FLOOR PLAN
GIA - 140 m²



FIRST FLOOR PLAN
GIA - 160 m²



ROOF PLAN



SIDE ELEVATION



SIDE ELEVATION

1:100 scale bar
This Drawing has been produced for printing onto A1 size paper.
If printing on A3 please use the scale below for reference:



REV	COMMENTS	DATE

SHAUN TANNER
ARCHITECTURE & PLANNING
www.sfaarchitecture.co.uk studio@sfaarchitecture.co.uk 0118 989 0808

CLIENT Elegant Homes (Chilterns) Ltd
PROJECT Land to rear of Apple Tree Cottage,
Pangbourne Road, Upper Basildon, Reading, RG8 8LN
DRAWING Proposed Dwelling

STATUS Planning **DATE** Jan 2025
SCALE 1:100 **DRAWN** dna **CHECKED** NO **3971/201** **REV** F

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APPLE TREE COTTAGE BUILDING PLOT

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 on the fringe of this most desirable village adjoining paddocks, yet just a short distance of the village primary school, and extensive shops in Pangbourne, Goring, Newbury, or Reading, and for the mainline train station providing direct access to London Paddington in under the hour, a delightfully mature individual plot of approximately half of an acre in size, having the benefit of *planning permission for a stunning detached home extending to approximately 4,114 sq ft, affording generous open plan and well apportioned living in stylish and a contemporary architect designed build, with a wonderful setting afforded.

A wonderful development opportunity afforded, in a stunning setting, early viewing is advised.



SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downs in an Area of Outstanding Natural Beauty with far reaching views of the scenic countryside surrounding it on all sides. The village offers a range of amenities including a parish church, community Post Office, highly regarded C of E primary school, and a soon to be re-opening traditional Public House, as well as a splendid village hall which has become the centre for a variety of community activities and sports, utilising the adjoining sports field and tennis courts. A local bus company runs a limited service from the village to Pangbourne, Reading, Streatley and Goring on Thames, where there are mainline railway stations with fast commuter services up to London (Paddington) in well under an hour (25 minutes from Reading).

Bradfield College, a well-known public school just three miles from Upper Basildon, has excellent leisure, fitness and sports facilities including a large indoor swimming pool which are all open to members of the public; Facilities also include squash, badminton and tennis courts, hockey and a 9-hole golf course. In addition to having revered

and outstanding 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 schools; of particular note are: Bradfield College, 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.

The nearby larger villages of either Pangbourne or Goring-on-Thames offers a wide range of amenities and facilities including shops, butchers and bakeries, hardware's, galleries, modern health centres, beauticians, traditional inns, restaurants, cafes, and hotels, libraries, dentists and much more.

There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M40 and M4 motorways, the latter linking directly to Heathrow.

PROPERTY DESCRIPTION

A rare opportunity to acquire a substantial self-build or development plot with planning permission approved (subject only to a £1,692 carbon offset S106 payment). This is an exceptional, individual designed residence extending to approximately 4,114 sq ft. Including a 5 bedroom, 4 reception, 4 bathroom property with detached garage and adjoining store / studio, incorporating stunning traditional architectural design features, blending seamlessly with more contemporary notes, embracing a modern open plan living space internally with wide and tall glazing embracing both light and landscape in equal measure.

Situated well set back from the village centre, enjoying a quiet and attractive location overlooking adjoining paddocks and woodland beyond, the gardens and grounds extend to approximately half of an acre, enjoying great privacy and tranquillity in this quintessentially charming English village, with extensive walks just a short hop from its doorstep, in addition to London in under the hour. (*Awaiting planning permission decision validation, subject to finalised 106 agreement.)

Please see the West Berkshire Council planning portal for full details of the planning permission, quoting the planning reference 25/01252/FUL or, enquire at the offices of Warmingham & Co.

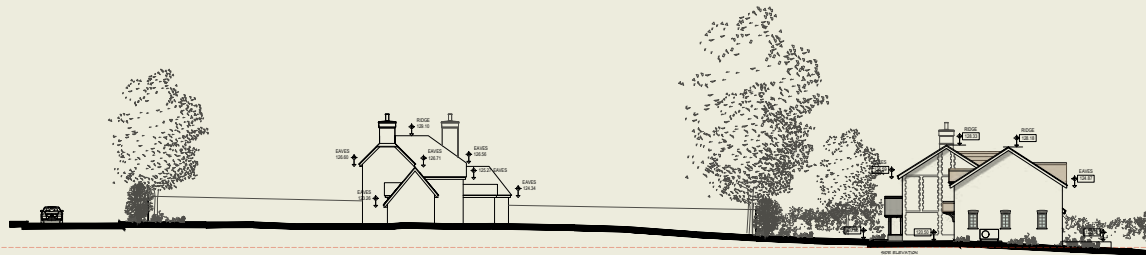
A wonderful opportunity afforded, for either a private buyer looking to build their dream home or, development companies seeking a development opportunity, early viewing is advised.

Height (m)
130.00
129.00
128.00
127.00
126.00
125.00
124.00
123.00
122.00
121.00
120.00
119.00
118.00
117.00
116.00
115.00



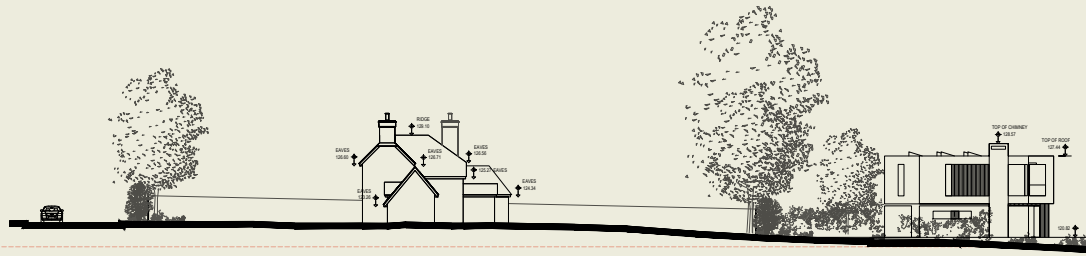
PROPOSED SITE SECTION A-A - SOUTH

Height (m)
130.00
129.00
128.00
127.00
126.00
125.00
124.00
123.00
122.00
121.00
120.00
119.00
118.00
117.00
116.00
115.00



PROPOSED SITE SECTION B-B - WEST

Height (m)
130.00
129.00
128.00
127.00
126.00
125.00
124.00
123.00
122.00
121.00
120.00
119.00
118.00
117.00
116.00
115.00



EXISTING SITE SECTION B-B - WEST

1:200 scale Bar
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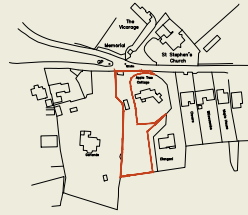
REV	COMMENTS	DATE

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CLIENT Elegant Homes (Chilterns) Ltd
PROJECT Land to rear of Apple Tree Cottage,
Pangbourne Road, Upper Basildon, Reading, RG8 8LN
DRAWING Site Sections

STATUS Planning **DATE** Jan 2025
SCALE 1:200 @ A1 **DRAWN** dna **CHECKED** NO **NO** 3971/205 **REV** .

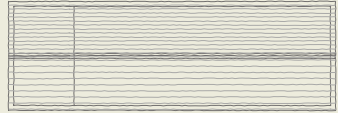
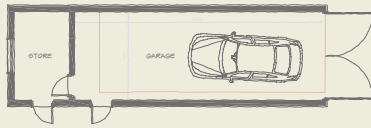
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Location Plan - 1:1250



CLIENT: Elegant Homes (Chilterns) Ltd
 PROJECT: Land to rear of Apple Tree Cottage, Pangbourne Road, Upper Basildon, Reading, RG8 8LN
 DRAWING: Block and location plan
 DATE: 10/12/2025
 SCALE: 1:500/1:1250 (block) 1:1250 (loc) 1:1250 (loc) 1:1250 (loc)



1:100 scale bar
 This drawing has been produced for printing onto A3 size paper.



CLIENT: Elegant Homes (Chilterns) Ltd
 PROJECT: Land to rear of Apple Tree Cottage, Pangbourne Road, Upper Basildon, Reading, RG8 8LN
 DRAWING: PROPOSED DETACHED GARAGE
 STATUS: planning
 SCALE: 1:500/1:1250 (block) 1:1250 (loc) 1:1250 (loc) 1:1250 (loc)
 DATE: 10/12/2025
 NO: 2024/003 REV: E





GENERAL INFORMATION

Services: Whilst mains water and electricity are both available for connection, in addition to GigaClear ultrafast broadband, of up to 900mbs, interested parties should make their own enquiries of the relevant utility companies as to further connections.

Council Tax: TBC

Community Infrastructure Liability Reference: TBC

Community Infrastructure Liability: Estimated @ £65,000
(Those occupying the residence once built should be eligible for 100% exemption)

Postcode: RG8 8LN

Local Authority: West Berkshire District Council

VIEWING

Strictly by appointment through Warmingham & Co. For health and safety reason all viewings must be accompanied by Warmingham & Co.

DIRECTIONS

From Warmingham & Co offices in the centre of Goring turn left and proceed down the High Street, across the river bridge and up to the top of Streatley High Street where at the traffic lights turn left signposted for Pangbourne. On reaching Lower Basildon in approximately 2 miles, turn right opposite the garage into Park Wall Lane. Follow this road into the village of Upper Basildon at which point Park Wall Lane becomes Bethesda Street, where you turn immediately left into Blandy's Lane. Proceed along until reaching the central part of the village, and after having just turned left on to Pangbourne Road, Apple Tree Cottage Building Plot will be found directly opposite the village church.

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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