



# REXCOTE

BETHESDA STREET ♦ UPPER BASILDON ♦ BERKSHIRE



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

Within a much sought after road in this desirable village close to extensive amenities, schooling and mainline railway station To London Paddington In well under the hour.

A beautifully presented house, having been refurbished and modernised by the current owners and offering accommodation of approximately 3,621sq ft including 4 reception rooms, 4 bedrooms, 2 bathrooms and benefitting from a stunning indoor heated swimming pool.

♦ A Beautifully Presented Family Residence Extending To Approximately 3,621 Sq Ft, Set In Approximately 0.3 Of An Acre Gardens & Grounds

♦ Delightful Setting Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Excellent State & Private Schools With Bus Services

♦ 4 Reception Rooms

♦ Main Bedroom With Dressing Room and Ensuite with Bath & Separate Shower

♦ 3 Further Double Bedrooms

♦ Family Shower Room

♦ Integral Double Garage

♦ Indoor Swimming Pool with Vaulted Ceiling And Dual Aspect French Doors



## SITUATION

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, and a traditional Public House serving local ale and food. 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

Built in 1973, Rexcote has been upgraded by the current owners and offers wonderfully generous and flexible accommodation. Recent improvements include UPVC doors and windows, some with shutters, upgraded bathrooms and the opening up of the kitchen/dining room for a wonderful large family kitchen breakfast room. The property is of traditional design, with red brick elevations and clay hanging tiles to the upper half. Entrance is under a fixed porch into the reception hall with engineered oak flooring running through. The hall features the turning staircase to the first floor, then steps lead down to a cloakroom. From here, a door then takes you into the kitchen breakfast room which has underfloor heating and bi-folds to the dining end offering garden views. There is a door which then leads into a study. The kitchen has shaker style fully fitted units with wooden worktops and there is a separate utility room. A rear hall then takes you down to the indoor heated pool. Recently refurbished and relined, the pool is centrally placed with wide terrace surrounding and dual aspect sliding doors for easy garden access. A large roof lantern offers an additional abundance of natural light. Within the pool room is a shower room and plant room with filtration unit, as well as rear door access into the double garage which has an electric wide front door.

The sitting room is found in the middle of the house with large bay looking across into the garden and it has a wood burner. Additionally, there are 2 further reception rooms, a family room and playroom. The playroom links back into the sitting room.

The staircase leads up to the galleried landing with family shower room and there is access to the loft with drop down ladder. There are 3 double bedrooms, one having access to a large walk in eaves storage cupboard which runs the width of the house. There is an opportunity to further extend out from here, subject to relevant planning permission. To the further end of the landing, steps then take you down to a double airing cupboard with shelving and then door into the main bedroom suite which incorporates a dressing room and ensuite with bath and separate shower.

## OUTSIDE

Cooper Beech hedging borders the property's perimeter and gives good privacy. There is both an entrance and exit onto a large fully gravelled driveway with parking for several cars, as well as the double garage which has a large electric door. The front of the house has pretty railway sleeper borders filled with shrubs and plants. There is a double gate on the left hand side and single gate on the right providing access to the rear garden. A stunning terrace running all the way across the back of the house has several access points from the property providing a wonderful inside/outside connection. From here, the views of the garden are delightful looking across at the manicured lawn with 3 apple trees towards the back, originally being part of the orchard from the oldest house in the village, located next door. The gardens offer privacy and seclusion and are a wonderful backdrop to sit back and enjoy in peace and harmony.





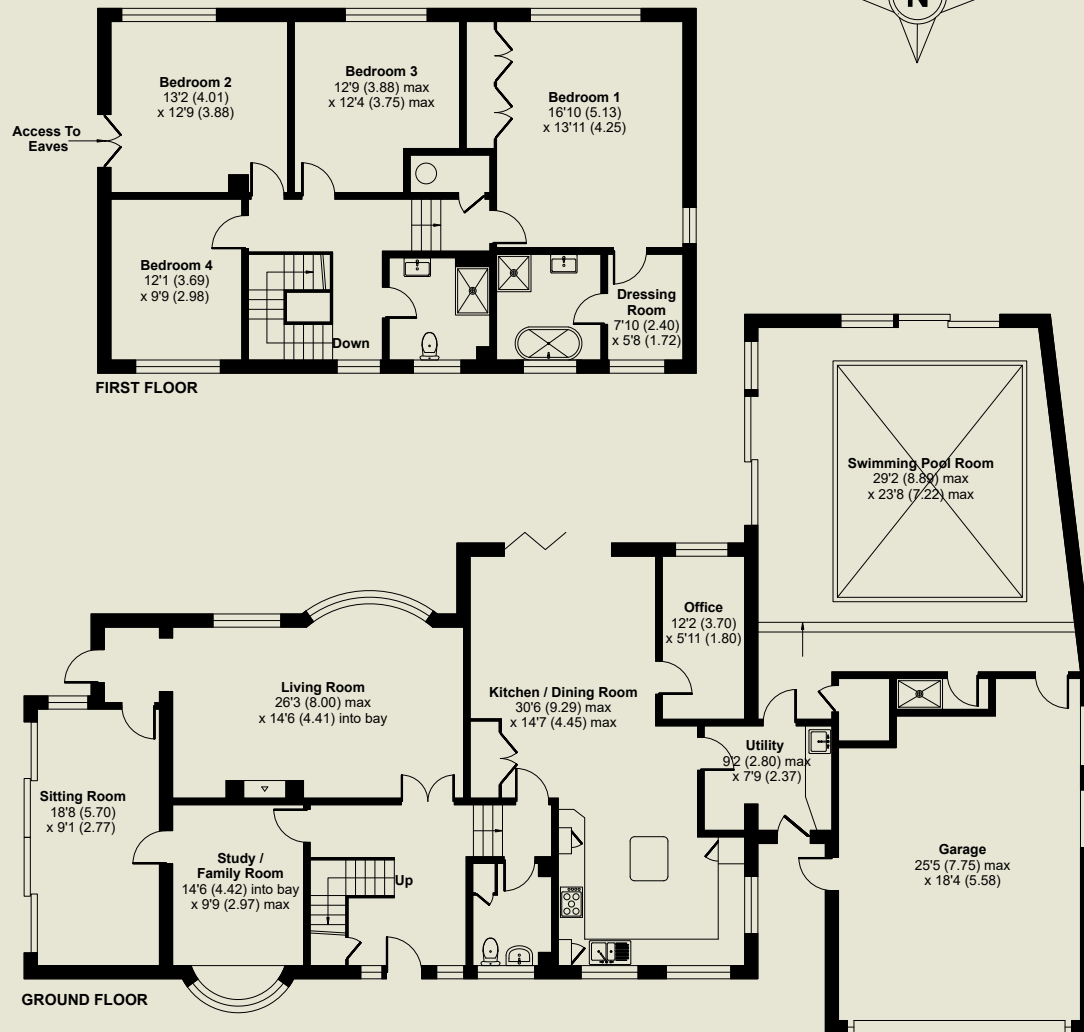
# Rexcote, Bethesda Street, Upper Basildon, Reading, RG8 8NU

Approximate Area = 3205 sq ft / 297.7 sq m

Garage = 416 sq ft / 38.6 sq m

Total = 3621 sq ft / 336.3 sq m

For identification only - Not to scale





## GENERAL INFORMATION

**Services:** Main water, electricity and drainage are connected. Central heating and hot water from Air source heat pump for the main house and separate Air source heat pump for pool. The property has a water softener. Fast fibre connected to the house.

**Council Tax:** G

**Energy Performance Rating:** C / 71

**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-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 where at the traffic lights bear left for Pangbourne. On reaching Lower Basildon in approximately 2 miles bear right into Park Wall Lane opposite the garage. Follow this road up into Upper Basildon where Park Wall Lane merges into Bethesda Street, carry on towards the further end of the road and Rexcote will be found 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.



**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT  
E: sales@warmingham.com  
www.warmingham.com



