



WHITE LODGE

LOWER BASILDON ♦ BERKSHIRE

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Streatley-on-Thames / Goring on Thames - 2.5 miles ♦
Pangbourne on Thames - 2.5 miles ♦ Wallingford - 8 miles ♦
Reading - 7.5 miles ♦ Newbury - 12 miles ♦ Oxford - 20 miles
M4 at J12 (Theale) - 8 miles ♦ London - Within the hour
(Distances and times approximate)

Conveniently located within this quintessential English village, afforded delightful far-reaching rural views, yet just a short hop to London on the train, in well under the hour, with extensive amenities and outstanding schooling all within short driving distance, this stunning modern and contemporary country home is privately situated in beautiful mature gardens and grounds of approximately 0.42 of an acre.

A beautiful Grade II listed property with generous accommodation which currently extends to approximately 2,744 sq ft, yet with approved planning permission to extend the kitchen out and convert the loft for a further bedroom and storage.

- ♦ A Delightful Grade II Listed House In Stunning Gardens of Approximately 0.42 Of An Acre Afforded Far-Reaching Rural Views
 - ♦ Quintessential English Village Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
 - ♦ Private Driveway
 - ♦ Porch
 - ♦ Cloakroom
 - ♦ Grand Entrance Hall
 - ♦ Family Room with Open Fireplace
 - ♦ Loggia
 - ♦ Sitting Room with Wood Burner
 - ♦ Rear Lobby
 - ♦ Kitchen
 - ♦ Utility Room
 - ♦ Cellar
 - ♦ Landing
 - ♦ Master Bedroom Suite With En-Suite Shower Room
 - ♦ Bedroom 2
 - ♦ Bedroom 3
 - ♦ Luxurious Family Bathroom with Bath and Walk In Shower
 - ♦ In All Extending To Approximately 2,744 Sq Ft
 - ♦ Stunning Mature Landscaped Gardens & Grounds Of Approximately 0.42 Of An Acre
 - ♦ Planning Permission Approved To Extend The Kitchen & Convert The Loft, Removal of the Front Porch and the Tiled Roof over each Bay Window.
- No. 21/02136/HOUSE



SITUATION

Situated in scenic countryside designated an area of 'Outstanding Natural Beauty', the small village of Lower Basildon lies approximately midway between Pangbourne and Streatley-on-Thames, lying at the foot of the Berkshire Downlands overlooking the Thames Valley and across to the Chilterns on the Oxfordshire side of the river. On the edge of Lower Basildon stands the historic Basildon House, now owned by the National Trust and open to the public as is Beale Park, which extends 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 and there is a petrol filling station with a convenience store.

Comprehensive everyday amenities and facilities including shops, health centres, libraries and excellent primary schools are available at Goring-on-Thames and Pangbourne, with both villages also having main line railway stations providing fast commuter services to Reading and up to London (Paddington in well under an hour). Road communications are also excellent for the major surrounding centres and with the M4 and M40 motorways both easily accessible. In addition to having well revered local state primary schooling in Upper Basildon and Streatley-on-Thames, nearby and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail services have commenced from Reading, which together with the electrifying of the line will significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

White Lodge is a stunning Grade II listed property, originating from the Edwardian era reflected in the front of the building and Victorian in the rear. It displays stunning architecture, such as recently refurbished sash windows which offer dual aspect to both reception rooms and main bedrooms, high ceilings with cornicing and exceptionally large rooms. Entrance is into a porch with cloakroom. The main door then leads into the grand entrance hall which extends through the house and has black & white flooring which follows through into the kitchen at the end. The 2 main reception rooms have large bay windows and the family room at the back overlooks the garden and has French doors leading out onto a fixed Loggia. There is an impressive sandstone surround with open fireplace. The sitting room has floor to ceiling doors with original shutters and there is a wood burner a door then leads to a rear lobby. From the hallway the staircase sits in the middle with built in storage underneath. A door then leads down to the large cellar which has 2 rooms. The kitchen is fully fitted and leads round to the separate utility room. The wide staircase leads up to the luxurious family bathroom, with dual sinks, standalone bath and walk in shower. The stairs then continue up to the large landing. The main bedroom is a large suite with views across the valley and feature fireplace (non-working). The ensuite has a large walk in shower. The second bedroom is also generous in size and overlooks the gardens with fields beyond and there is another bedroom in-between.

With generous accommodation already, the property benefits from approved planning permission to remove the front porch and the tiled roof over each bay window and extend the kitchen on the ground level and then extend into the loft to create an additional bedroom and storage. White Lodge offers a wonderful opportunity to acquire a fabulous property with the opportunity to further extend and a viewing is highly recommended.

OUTSIDE

Enjoying a private tucked away position within the village, the property is accessed via double gates onto a gravelled driveway offering parking for several cars.

The main garden sits at the back of the property. With a South Westerly aspect, they extend to adjoining fields behind and offer plenty of seating opportunities, either under the Loggia or a secondary terrace at the edge of the Orchard at the rear. Mainly laid to lawn, the gardens compliment this property and add to its charm., extending to 0.42 of an Acre.



White Lodge, Reading Road, Lower Basildon, Berkshire, RG8 9NG

Approximate Gross Internal Area = 245 sq m / 2637 sq ft
Outbuilding = 10 sq m / 107 sq ft
Total = 255 sq m / 2744 sq ft



GENERAL INFORMATION

Services: Mains water and electricity are connected. Private drainage. Oil fired central heating.

Council Tax: F

Energy Performance Rating: Exempt

Postcode: RG8 9NG

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 crossing over the River Bridge and up to the top of Streatley-on-Thames High Street. At the traffic lights turn left for Pangbourne and on reaching Lower Basildon in a further 2 miles, White Lodge will be found off on the right hand side before reaching Park Wall Lane.

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.



CREATESPACE DESIGN ref 665

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



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