



Dudley
**Singleton
& Daughter**
The Country Agent



Tree Cottage • Bethesda Street • Upper Basildon

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Pangbourne shops & train station 3 miles • Reading 10 miles • Newbury 12 miles • M4 (Junction 12) 5 miles
(all distances are approximate)

This splendid 5 bedroom detached property was the village bakery at the turn of the century. A thorough refurbishment, modernisation, and extension programme has been undertaken of recent years.

2,573 sq ft / 239 m²
Gardens & Grounds extending to: 0.77 acre / 0.31 hectare
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A splendid 5 bedroom detached period cottage, set in large gardens with tree-lined boundaries. Situated on probably one of the most sought-after peaceful lanes in this delightful semi-rural village.

At the turn of the century, Tree Cottage was the village bakery, hence the large and imposing Bakers' oven in the sitting room. The property is Grade II listed, and thought to have been constructed in 1680 with substantial recent additions.

A thorough refurbishment, modernisation, and extension programme has been undertaken to create a spacious property with excellent ceiling heights, unusual for a cottage of this period.

Upper Basildon is an excellent location for families with children of all ages. There is a very active community, and the village hall hosts many events throughout the year. The Red Lion village pub is within easy walking distance.

Surrounded by countryside known for its outstanding beauty with easy access to footpaths giving lovely walks through unspoilt countryside. Yet it is just a few minutes easy drive to Pangbourne village, with its extensive range of specialist shops, riverside pubs and restaurants, amenities, and railway station giving fast commuter links to Oxford, Reading, the Elizabeth Line, and direct services to Paddington.



Special features:

- The hub of the house is a wonderful large kitchen/dining/living room. Large windows give double aspect views over the gardens, French doors to the large sandstone flagged terrace, highly polished golden oak flooring with underfloor heating
- Kitchen is comprehensively fitted, with a preparation island with quartz working surface, composite sink, and Bosch dishwasher. Twin Zanussi electric ovens, 4 ring induction hob, free standing American style fridge freezer with ice/filter water dispenser, pull-out pantry unit and pantry between the study and sitting room
- Sitting room is very pretty, part beamed with oak flooring, ornate period style radiators, large Inglenook fireplace fitted with dual-fuel burning stove, showing the original bread oven. A further alcove is the original access for the baker to feed his bread into the ovens
- Study has original terracotta flooring, an open fireplace fitted with wood burning stove
- Utility room with plumbing for washing machine and tumble dryer, and plumbing for a sink if required
- Versatile garden office formerly used as Gilbert Spencer's artists studio, and currently used as a treatment room. With large double aspect windows, power, water, lighting, and broadband connection
- Landing has golden oak flooring and fitted wardrobe. Part of the history of the building is shown in a glazed alcove. This window was part of the front of the building, and now houses shelves with memorabilia of previous occupants long gone



- Principal bedroom has pretty double-aspect views over the gardens to the property, with luxurious ensuite shower room with stone basin and dressing area with large wardrobe and drawers under
- All the bedrooms are doubles
- Family bathroom is well-appointed with large shower cubicle, period style oval bath on claw feet with standpipe mixer taps, carved stone basin

Summary of accommodation: Reception hall, sitting room, cloakroom, utility, kitchen/dining/living room, study, pantry, 5 bedrooms, family bathroom, ensuite and dressing area to bedroom 1.

Gardens: Mainly laid to lawn with spacious stone terrace to the rear. Versatile garden office building/studio with power, water, and broadband connection. Log store, boiler cupboard and 2 sheds.

Parking for a number of cars, with further parking to the left-hand side, entered by way of a pair of 5 bar gates.

Plenty of room for a double garage if required. There is a lapsed listed planning consent for a double garage from the previous owners.

Gardens & Grounds extending to: 0.77 acre / 0.31 hectare

Local Facilities Upper Basildon is a sought-after village situated in an area of outstanding natural beauty. Enjoying a very active community; the village hall hosts a number of events during the course of the year including the popular village Market one Saturday a month. The village recreational ground has playing fields, a football

club, and an excellent tennis club. The Red Lion is a popular pub serving local ales and food. Various clubs and activities use the village and/or the church centre. For the equestrian enthusiast there are many bridle paths surrounding the village.

Upper Basildon benefits from being a few minutes' drive from the nearby Thames side village of Pangbourne which offers a range of amenities including a splendid selection of specialist shops including a butcher, cheese shop, organic farm shop, delicatessen, supermarket, doctors, dental practices, hairdressers, pubs, and restaurants. There are also two very popular farm shops nearby at Vicars/Casey Fields Farm Shop at Ashampstead and Cobbs farm shop and café at Englefield. Pangbourne station offers fast train links to London Paddington (40 mins), Oxford and Reading (Elizabeth Line).

Schools: There are plenty of schools in the area; Upper Basildon Primary School is within walking distance, and St Andrew's Preparatory School is only a few minutes' drive, as are Pangbourne College and Bradfield College. There is also The Oratory School, St Finians, Cranford House, Moulsoford Boys School, Downe House, all within easy driving distance. There are bus pick up points locally for Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon and Reading School for boys and Kendrick School for girls in Reading are easily accessible by a short train journey from Pangbourne.

What3words: draining.shadowed.lodge

Post Code: RG8 8NU

Tenure: Freehold

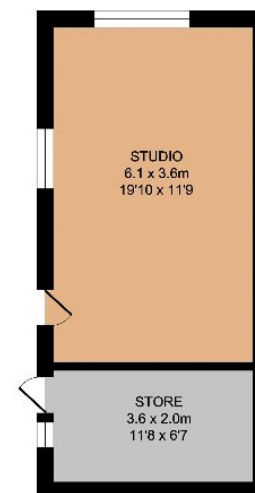
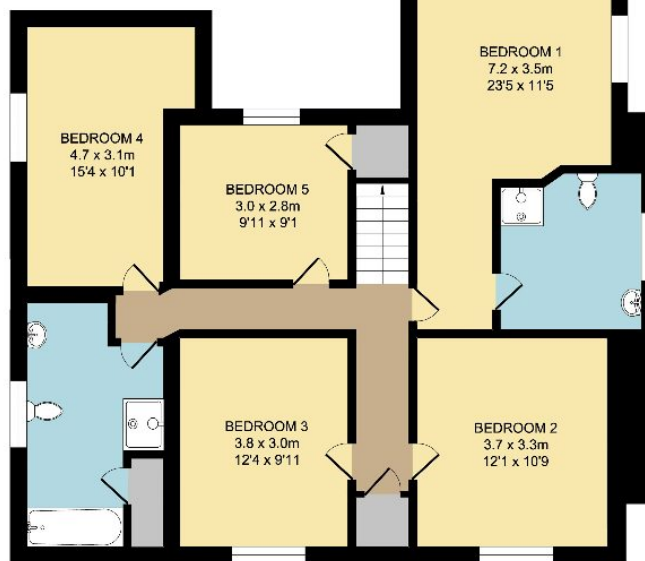




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TOTAL APPROX. FLOOR AREA 239.0 SQ.M (2573 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



Services: Mains water, drainage, electricity, oil fired central heating. High speed broadband connected. Alarm. Hive heating and hot water control. Water softener. EV charging point.

EPC Rating: n/a

Local Authority/Council Tax Band: West Berkshire, Band G

Fixtures and fittings:

Only those mentioned in these sales particulars are included in the sale.

Viewing by arrangement with vendor's agent;
Dudley Singleton & Daughter

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Berkshire, RG8 7AN
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Websites:

singletonanddaughter.co.uk
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For identification purposes only
NOT to be relied upon as correct
Title plan available on request
from sellers agent



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