



Fresh Winds • Kiln Corner • 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/timings approximate)

A delightful 4 bedroom detached chalet bungalow set in large gardens, and adjacent to wooded countryside.

Set on a peaceful lane, in an area noted to be of outstanding natural beauty.

There is lots of potential to extend to the right-hand side of the property, into the existing garage/store area.

Several properties in this road have put timber framed garages in their front gardens which would be easy at this property due to its very large frontage. (Strictly subject to Local Authority Planning permission).

1,798 sq ft / 167 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Fresh Winds has been refitted and maintained to exacting standards over recent years, and is a very spacious and light family house. It is secluded with high fences and hedges, set within a large rear garden.

Upper Basildon is just a few minutes' drive from the riverside village of Pangbourne with its specialist shops, supermarket, health centre, amenities, and station giving fast commuter links to London Paddington, and Reading (Elizabeth Line).

Special features:

- Modern kitchen/dining room is the focal point for the whole family. Bi-fold doors give wonderful views over the sun terrace and rear garden. Integrated appliances include washing machine, dishwasher, fridge/freezer, oven and ceramic 4 ring hob
- Pretty symmetrical sitting room with a centrally positioned fireplace fitted with multi-fuel stove, and large windows overlooking front gardens
- Bathroom and shower room have been refitted to a very high standard
- Hall is unusually spacious and light
- Substantially constructed with exterior brickwork, rendered under a tiled roof
- High levels of insulation; cavity walls, roof voids, and replacement primary double-glazed windows
- Large workshop with power, lights, and windows
- Excellent potential to extend



Summary of accommodation: Entrance hall, sitting room, kitchen/dining room, 4 bedrooms, family bathroom, shower room. Attached single garage. Large workshop.

Gardens: The rear garden has large, well-maintained lawns flanked by shrubberies. Greenhouse, vegetable garden and enclosed chicken run. Terrace area to the rear of the property. Loggia with raised deck flooring. Rear garden approx. 50m in depth by 20m in width. Large timber garden store/workshop. Small garden store and log store. Pretty views of woodland.

The front garden is approx. 30m in depth, with well-maintained lawns, shrubberies and entrance drive with 5 bar gate. Single attached garage, with EV charging point inside.

Local Facilities Upper Basildon is a much sought-after village. Enjoying a very active community; the village hall hosts a number of events during the course of the year. The 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 church centre and/or the main church.

For the equestrian enthusiast there are many bridle paths surrounding the village, as well as Cullinghood riding stables, and a livery stable. There is an excellent sporting complex open to public membership at Bradfield College with indoor tennis courts, squash, indoor swimming pool, fitness centre, etc. There are plenty of golf clubs nearby and the Royal Berkshire Shooting School is within easy driving distance.



Upper Basildon benefits from being a few minutes' drive from the nearby Thames side village of Pangbourne which offers a range of amenities with a splendid selection of specialist shops including a butcher, cheese shop, organic shop, supermarket, library, doctors, dental practices, hairdressers, pubs, and restaurants.

Pangbourne station offers fast train links to London Paddington (approx. 45 minutes), Oxford and Reading, with the Elizabeth Line giving fast links to The City. Junction 12 of the M4 at Theale is only 6 miles drive giving easy access to airports.

Schools: There are plenty of schools in the area; Upper Basildon Primary School and St Andrew's Preparatory School are only a few minutes' drive, as are Pangbourne College and Bradfield College. There is The Oratory School, Cranford House, Moulsham Boys School, Downe House, all within easy driving distance.

There are bus pick up points locally for The Downs School and sixth form in Compton, Abingdon Boys and St Helen & St Katharine Girls schools in Abingdon, and Reading School for boys and Kendrick School for Girls in Reading are also easily accessible via a short train journey from Pangbourne.

Directions: With the Red Lion pub (RG8 8NG) on your right, follow the road for a short distance, then turn left into Ashampstead Road, proceed over a crossroads, and the property can be found a short distance along on the right-hand side.

What3words: cools.fake.tonic

Post Code: RG8 8SP

Tenure: Freehold

Services/Utilities: Mains electricity, water, and drainage. Oil fired boiler in external store. EV charging point in garage.

Accessibility: Ground floor bedrooms and bathroom

Broadband: High speed Gigaclear connected

Mobile coverage checker: <https://www.signalchecker.co.uk>

Conservation area: No

EPC Rating: E

Local Authority & Council Tax Band: West Berkshire, Band F

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





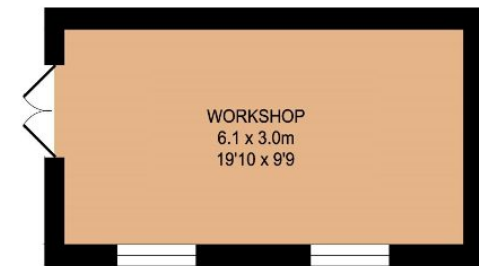
Dudley
**Singleton
& Daughter**
The Country Agent



TOTAL APPROX. FLOOR AREA 167.0 SQ.M. (1798 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.
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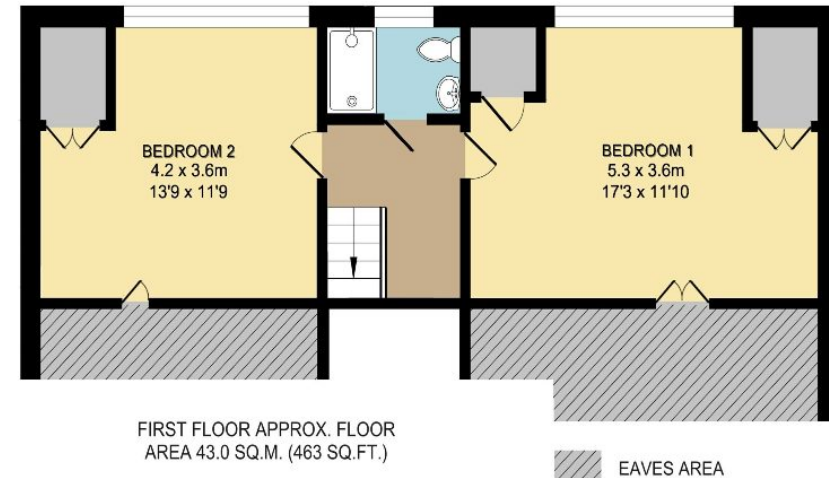
GARDEN STORE APPROX FLOOR AREA 4.0 SQ.M. (43 SQ.FT.)



WORKSHOP APPROX. FLOOR AREA 18.0 SQ.M. (194 SQ.FT.)



GROUND FLOOR APPROX. FLOOR AREA 102.0 SQ.M. (1098 SQ.FT.)



FIRST FLOOR APPROX. FLOOR AREA 43.0 SQ.M. (463 SQ.FT.)

EAVES AREA

Viewing by arrangement with vendor's agent; **Dudley Singleton & Daughter** No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN

0118 984 2662 info@singletonanddaughter.co.uk

Websites: singletonanddaughter.co.uk rightmove.co.uk mayfairoffice.co.uk **London Office:** Cashel House, 15 Thayer Street, London, W1U 3JT



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1 Station Road, Pangbourne, Berkshire, RG8 7AN

0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office : Cashel House, 15 Thayer Street, London W1U 3JT