



Red Villa Lodge • Upper Basildon • Berkshire



# Red Villa Lodge • Upper Basildon • Berkshire

Pangbourne shops & train station 3 miles • Reading 6 miles • M4 (Junction 12) 6 miles  
(all distances and timings are approximate)

1,625 sq ft / 151 m<sup>2</sup>

(all measurements are approximate)

An individually designed, semi-detached 3-bedroom house situated in a peaceful semi-rural location, surrounded by countryside.

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, and 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 non-stop service to Paddington.

## Special features:

- The property has plenty of potential for extension into the roof (see note) and to the side incorporating the single attached garage, and still leaving parking for 2/3 cars
- Large reception hall
- Spacious kitchen with dining area. Window overlooking the rear garden, fitted double oven, 5 ring stainless steel gas hob, plumbing for dishwasher, door to rear garden
- Utility room has plumbing for washing machine and tumble dryer, cloakroom and door to rear garden and access to garage
- Large sitting room
- Large landing with access to a loft area (see note)
- Walk through access to bedroom 3 from bedroom 1 which could easily be subdivided if required
- Main bedroom has a large en-suite shower room

**Note:** There is a large loft area which could have a staircase from the spacious 1<sup>st</sup> floor landing to create further accommodation with a dormer window overlooking the rear garden. Subject to LAPP and building regulations.

**Summary of accommodation:** Reception hall, sitting room, kitchen with dining area, utility room, cloakroom. 3 bedrooms, family bathroom, ensuite shower room to main bedroom. Integrated single garage.

**Gardens:** Rear garden is a good size, measuring approximately 30m deep by 25m wide. Mainly laid to lawn, patio, with high shrubberies giving seclusion and privacy. Some pruning back would be beneficial to expose and create full use of the rear garden. Large garden store in need of some repair.

There is a small front garden, car parking to the side, and an integrated single garage with electric up and over door.

**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. 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 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:** Upper Basildon Primary School is within easy 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.

**Directions:** Passing The Red Lion pub (RG8 8NG) on your right, carry on along The Aldworth Road, and take the first left into Ashampstead Road. At the cross-roads turn right, sign posted towards Lower Basildon and Streatley, a short distance along Red Villa Lodge will be found on the left.

**What3words:** tastings.horn.magma

**Post Code:** RG8 8SU

**Tenure:** Freehold

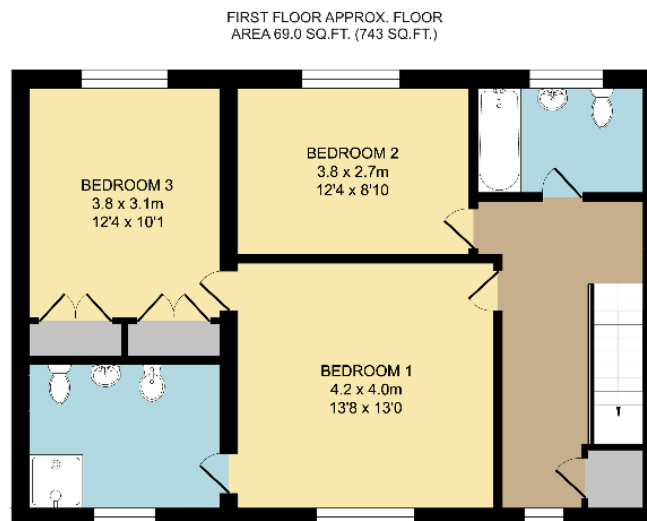
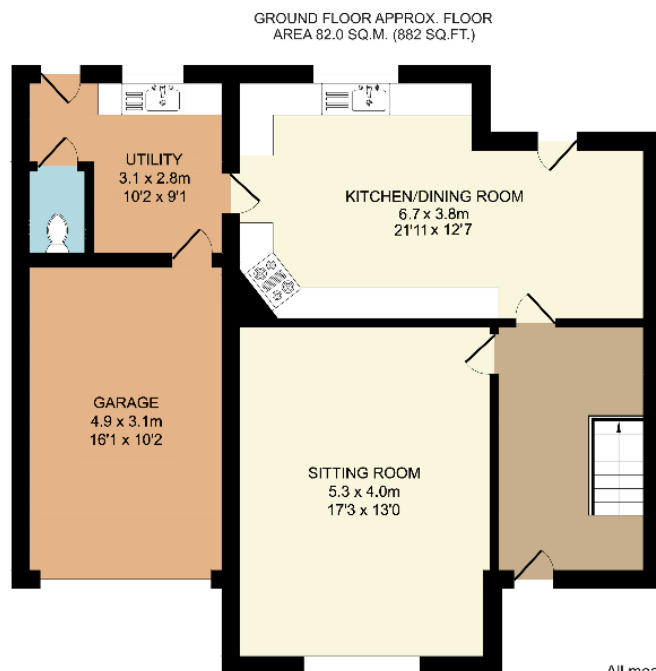
**Services:** Mains water, electricity, drainage, and gas central heating. Potterton gas boiler in the garage.

**EPC Rating:** C

**Local Authority & Council Tax Band:** D

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

**Your attention is drawn  
to the important notice on page 3**



TOTAL APPROX. FLOOR AREA 151.0 SQ.M. (1625 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](http://www.singletonanddaughter.co.uk)



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