



Fox Hill Cottage • Upper Basildon • Berkshire

# Fox Hill Cottage - Rental - Unfurnished

Pangbourne shops & train station 5 minutes' drive • Reading 10 miles • Newbury 12 miles •  
M4 (Junction 12) 5 miles  
(all distances and times are approximate)

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1,959 sq ft / 182 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7





An excellent detached house with 3 bedrooms, 2 bathrooms, a newly fitted spacious kitchen/living room, detached garage, and plenty of space and storage.

Available to let until January 2024.

Situated in a very pretty and quiet part of the village, with easy access to local schools, train stations, and Pangbourne village, with all of its shops, restaurants, and station.

The rental figure will also include Gigaclear high speed broadband, a gardener and cleaner (frequency and times tbc).

Fox Hill Cottage is highly energy efficient with a new air source heat pump, double glazing throughout, and insulated loft space.

- There is a newly created open plan living/kitchen/dining room, with primary double-glazed and heated conservatory. Two sets of French doors open onto the rear terrace and very private garden
- A useful utility/boot room has a door giving access to the side/front of the house, and the garage. This room has an electric oven, lots of storage, a double sink, a Bosch washing machine and Bosch tumble dryer
- There is a fitted study overlooking the front of the property
- 3 double bedrooms, and 2 bathrooms



- The principal bedroom has built in wardrobes and drawers, and the ensuite bathroom has been completely refitted, and features a large walk-in shower
- There is oak flooring throughout the ground floor, and the landing
- Primary double-glazed conservatory with central heating and underfloor heating
- A wood burning stove fitted to the sitting room area
- Gardens to the front and back, mainly laid to lawn, with herbaceous borders and mature trees.

**Summary of accommodation:** Entrance lobby with cloaks hanging area, reception hall, study, kitchen/dining/sitting room, cloakroom, utility/boot room, conservatory, 3 bedrooms, ensuite bathroom, family bathroom.

**Local facilities:** Upper Basildon is a much 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 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.

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 butchers, cheese shop, organic farm 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.

**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, and Brockhurst & Marlston House Preparatory School. There is also The Oratory School, St Finians, Elstree Prep, Cranford House, Moulsoford Boys School and Downe House, all within easy driving distance.

**Directions:** From the offices of Dudley Singleton & Daughter, proceed over the mini roundabout, turn right at St James the Less church. Proceed up Pangbourne Hill, pass the entrance to Pangbourne College, take the right turn to Upper Basildon. On reaching the village church on the right, turn right before the village green. Fox Hill Cottage will be found a short distance along on the right-hand side just after a fork in the road with a triangle of grass and opposite Darby Lane.

**What3words:** braced.tomato.directive

**Post Code:** RG8 8LS

**Services:** Mains water and drainage, electricity, air source heat pump for central heating and hot water.

**EPC Rating:** C

**Local Authority & Council Tax Band:** West Berkshire, Band G

**Deposit:** A holding deposit equivalent to 1 weeks rent to secure the property. Damage deposit equivalent to 5 weeks rent will be held by the Tenancy Deposit Scheme (£3,173 based on a rental figure of £2,750 pcm)

**Rent:** to be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent, it does not include additional services such as council tax, utility charges, telephone, broadband, TV.

**Tenancy Information:** The following are permitted payments which we may request from you:

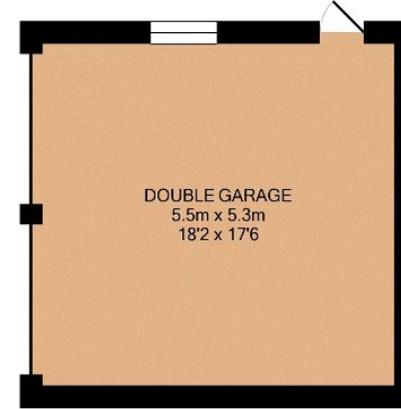
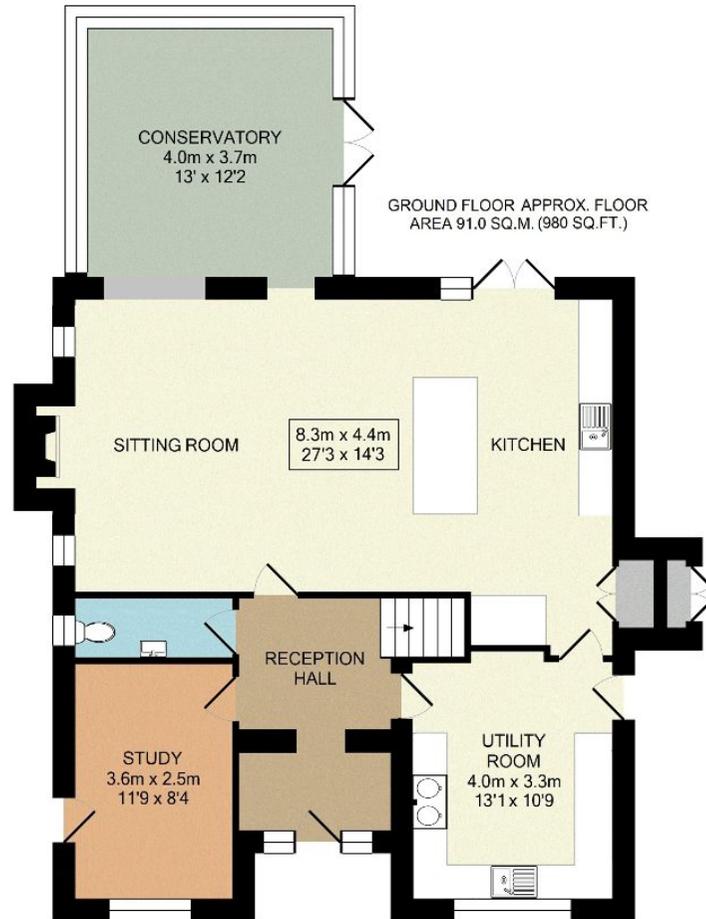
- a) The rent
- b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme
- c) A refund-able holding deposit (to reserve a property) capped at no more than one week's rent
- d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher
- e) Payments associated with early termination of the tenancy, when requested by the tenant
- f) Payments in respect of utilities, communication services, TV licence and council tax
- g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement.

Please advise us if you believe you have an adverse credit history which could include CCJ's prior to tenant referencing.

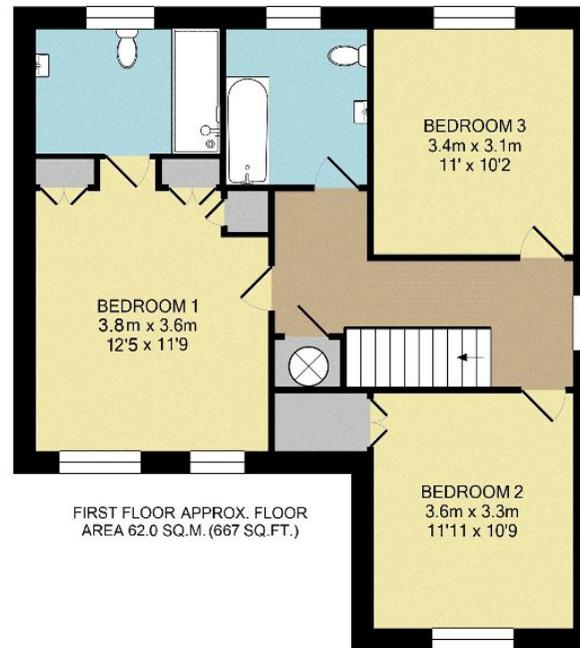




TOTAL APPROX. FLOOR AREA 182.0 SQ.M. (1959 SQ.FT.)  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



GARAGE APPROX. FLOOR AREA 29.0 SQ.M. (312 SQ.FT.)



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](mailto:info@singletonanddaughter.co.uk)

Websites:  
[singletonanddaughter.co.uk](http://singletonanddaughter.co.uk)  
[rightmove.co.uk](http://rightmove.co.uk)  
[onthemarket.com](http://onthemarket.com)  
[mayfairoffice.co.uk](http://mayfairoffice.co.uk)

London Office:  
 Cashel House,  
 15 Thayer Street,  
 London, W1U 3JT



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Summer library photo

1 Station Road, Pangbourne, Berkshire, RG8 7AN

0118 984 2662

[singletonanddaughter.co.uk](http://singletonanddaughter.co.uk) [info@singletonanddaughter.co.uk](mailto:info@singletonanddaughter.co.uk) London Office : Cashel House, 15 Thayer Street, London W1U 3JT