



Draycotts • Beckfords • Upper Basildon • Berkshire

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

A charming detached 4-bedroom country house, set in a prime location
on a peaceful semi-rural residential lane.

2,886 sq ft / 268 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A charming detached 4-bedroom country house. Redesigned and refitted to the highest standards by the present owners, and set in a prime location on a peaceful semi-rural residential lane, which is a pleasing mix of modern and period properties, of individual designs and character.

Draycotts has been meticulously maintained throughout, and is set in very pretty, informal landscaped gardens, with areas for summer dining, large lawns, mature shrubs, and trees.

Upper Basildon is one of the most sought-after villages in the Thames Valley, and 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.

There is easy access to footpaths with 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 kitchen/dining/living room is a splendid feature; the hub of the house, with roof lights and 3 sets of oak bi-fold doors giving direct access to the rear gardens
- The kitchen is comprehensively fitted with oak worksurfaces, Siemens 5 ring induction hob, two Siemens electric ovens, fitted microwave, Samsung American style Smart fridge freezer with video screen, cold water and ice dispenser, fitted

dishwasher. Large island unit/breakfast bar, this unit is on wheels and can be moved according to requirements

- The living area has a ceiling mounted projector with a concealed screen for watching TV/movies
- The separate sitting room has a large fireplace with an open fire. Large glazed door opens onto the expansive side terrace, and large picture windows overlook the front gardens
- Well-equipped and fully fitted study with corner desk and fitted cupboards. The property benefits from superfast fibre broadband
- Utility room has a tumble dryer and washing machine, and houses the oil-fired boiler
- Large landing with windows overlooking the front garden
- Principal bedroom has an entrance lobby, a bedroom area, a large fully fitted walk-in wardrobe/dressing area, and a fully tiled shower room
- Family bathroom with whirlpool bath and thermostatically controlled shower
- Standalone spacious fully insulated timber constructed Crane garden office with stripped pine flooring, windows overlooking the garden, power, light, TV point and Wi-Fi connection
- Detached triple garage block, with 2 lock-up garages, and a large workshop with work benches, power, light and TV point. Garages have electrically controlled up and over doors and parking for 2 cars
- Oak beamed car port with a very large fully boarded storage area that extends across the workshop, garages, and car port
- Secure, large, wide forecourt, flanked by high laurel hedges secured by a pair of high timber gates



- Large oak porch and oak front door gives access to a very large reception hall
- Throughout the property there are some fine examples of oak joinery including oak doors, oak balustrade, and staircase

Summary of accommodation: 4 bedrooms, family bathroom, ensuite to principal bedroom, reception hall, study, sitting room, kitchen/dining/living room, cloakroom, utility room. Large boarded loft area for storage. Triple garage block with two lock-up garages with powered electric doors, a large workshop, and car port with a very large storage area above. Octagonal insulated summerhouse. Standalone insulated garden office building.

Gardens: The private rear garden is separated with high shrubs from a walk-through access into the remainder of the large gardens. The shrubs have been shaped to create archways, and there is a majestic eucalyptus tree. Gardens have large lawns, a lily pond, and a number of areas for summer dining. To the end of the garden there is a large Victorian brick constructed pigsty. A Crane timber garden office building, Crane octagonal summer house. To the front, a large forecourt with parking for a number of cars.

Gardens and Grounds extending to 0.33 acre (approx.)

Note 1. Planning permission in place for extension to add a ground floor room, and a set of bi-fold oak doors are stored in the garage for new owners to fit in the new room if required.

Note 2. Vendors are relocating abroad and are happy to leave the majority of furniture in the house, subject to separate negotiation.



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 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 butcher, cheese shop, organic farm shop, supermarket, doctors, dental practices, hairdressers, pubs and restaurants. 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 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: Bear right at St Stephens Church (RG8 8LP) proceed to the fork in the road, take left fork and proceed up Beckfords. and Draycotts will be found on the right-hand side in the centre of the lane.

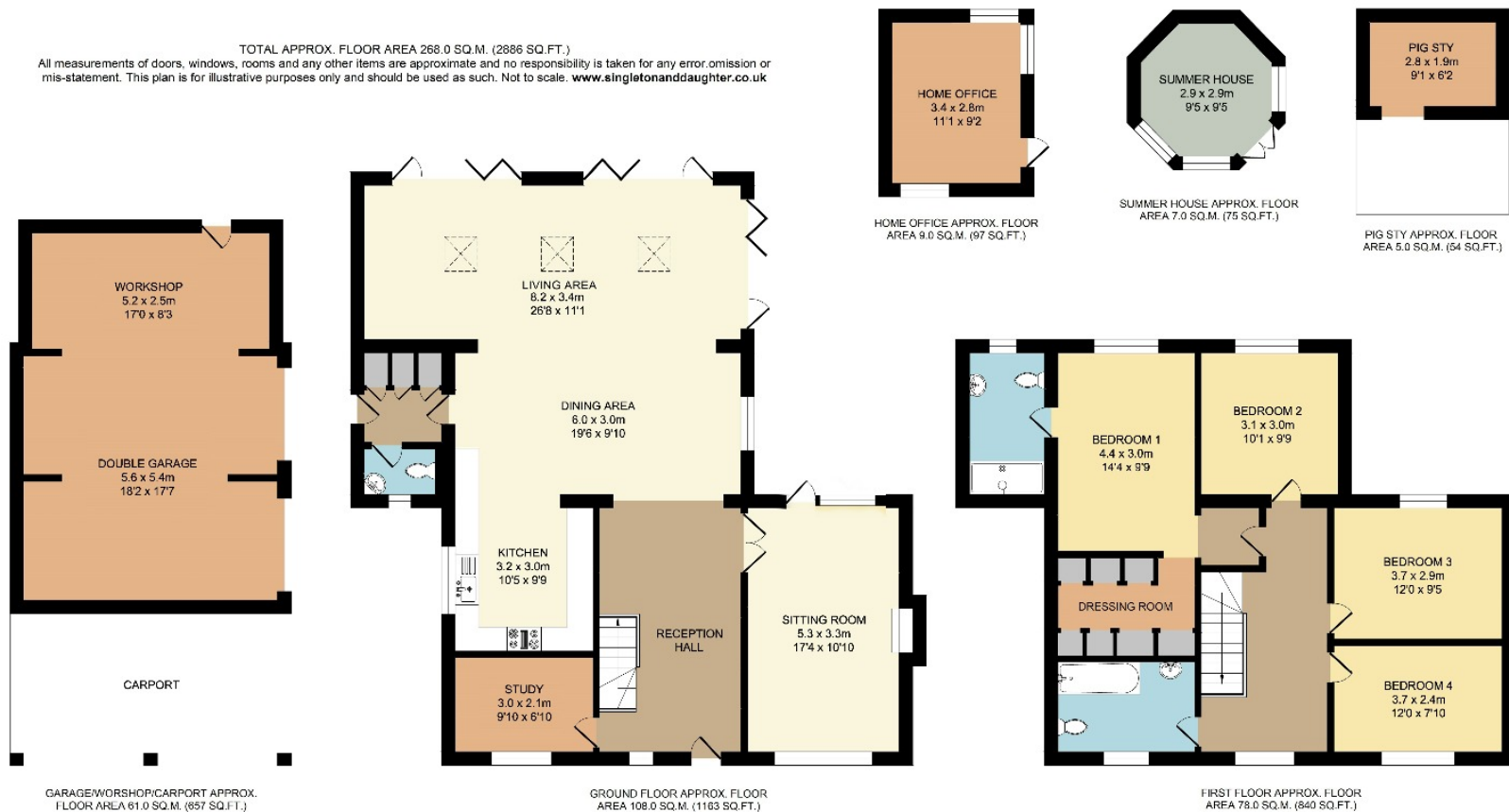
What3words: wipes.reshape.easygoing

Post Code: RG8 8PB





TOTAL APPROX. FLOOR AREA 268.0 SQ.M. (2886 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



EPC Rating: D **Local Authority & Council Tax Band:** West Berkshire, Band G **Tenure:** Freehold

Services: Electricity, mains water and drainage, oil fired central heating. Gigaclear superfast fibre broadband connected. Pressurised water system throughout. Security system.
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 No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN

0118 984 2662 info@singletonanddaughter.co.uk **Websites:** singletonanddaughter.co.uk rightmove.co.uk onthemarket.com mayfairoffice.co.uk

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

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Dudley
**Singleton
& Daughter**
The Country Agent



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