



Willowdene • Bethesda Street • Upper Basildon

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A very attractive modern 4-bedroom detached country house, on a very peaceful and sought after lane, noted for its high value properties. Set in beautiful gardens with a paddock/orchard to the rear.
Enjoying wonderful far reaching views over open countryside.

Pangbourne shops & train station 3 miles • Reading 10 miles • Newbury 12 miles • M4 (Junction 12) 7 miles
(all distances/timings approximate)

2,809 sq ft / 261 m²

Gardens & Grounds (including paddock) extending to 0.5 acre
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Exceptionally spacious and flexible living accommodation. In superb order throughout, to include a beautifully appointed kitchen/breakfast room. There are wonderful gardens to the front and rear with areas planted with Pictorial Meadows™ colour coordinated wildflower turf, flowering continually from spring through to autumn.

Willowdene is a light and bright home in immaculate order. Enjoying a prime location within this prestigious road, the property enjoys pretty rural views to the rear over its own gardens and paddock, and in the distance, lightly wooded, rolling 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.

Surrounded by countryside known for its outstanding beauty with easy access to footpaths giving lovely walks, 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 direct services to Paddington.

Special features:

- Bespoke kitchen/breakfast room fitted by the present owners. With units painted in Farrow & Ball French Grey, maple work surfaces, a freestanding and moveable preparation table with breakfast stools. Fitted Britannia cooking range, fitted Miele dishwasher, Smeg freestanding fridge freezer. French door opening onto the rear terrace, and underfloor heating
- Reception hall is spacious with an attractive with bay window, and stripped pine flooring



- Sitting room fitted with a wood burner, and French doors open onto the large rear patio
- Study with pretty bay window
- Large landing with fitted bookcase, could easily accommodate a desk
- Property was extended in 1996, and more recently to create the kitchen/breakfast/dining area
- House is primary double glazed with replacement windows fitted in 2015
- Boot/utility room with Miele washing machine and Miele tumble dryer, stable door in oak
- A large modern summer house, insulated with power, which could be used as an office
- All the doors in the property are in natural oak
- Loft is boarded with light, and access ladder

Summary of accommodation: Reception hall, sitting room, family room/dining room, kitchen/breakfast room, snug/play room, study, utility, cloakroom. Bedroom 1 with dressing area and ensuite shower room. Three further bedrooms, family bathroom, large landing. Double attached garage. Garden room/office.

Gardens & Grounds (including paddock) extending to 0.5 acre

Gardens:

The rear gardens are secluded by high hedges with well-maintained lawns and young trees, and an open access into a meadow owned by the property, presently planted with fruit trees. Raised bed vegetable garden with raised beds, large rear sun terrace. Areas planted with Pictorial Meadows™ colour coordinated wildflower turf, flowering continually from spring through to autumn and are cut back in winter. Set well back



from the lane, with a 5-bar gate securing the driveway. Double garage and parking for a number of cars.

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. 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, and fast train links to London Paddington (approx. 40 mins), Oxford and Reading (Elizabeth Line).

Schools: There are plenty of schools in the area; Upper Basildon Primary School is within walking distance via a useful footpath across the field, and St Andrew's Preparatory School is only a few minutes' drive, as are Pangbourne College and Bradfield College. 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: With the Upper Basildon Village Hall (RG8 8NU) on your right, proceed up Bethesda Street for a short distance, and Willowdene will be found on the left.

What3words: chestnuts.capers.projects

Post Code: RG8 8NT

Tenure: Freehold

EPC Rating: D

Local Authority & Council Tax Band: West Berkshire, band E.

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

Some material information to note:

Mains water, mains electrics, mains drainage.

Oil central heating.

Underfloor heating to kitchen.

The property has driveway parking and a double garage.

Accessibility; there is one step access to the inside of the property.

Gigaclear high speed broadband is connected.

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

No landline connected.

This is a low-risk flood area.

Property construction is brick under a tiled roof.

The property is not within a conservation area.

It is not a listed building.

There are no Tree Preservation Orders.

We are not aware of any planning permissions in place, or any restrictive covenants which would negatively affect the property.





Dudley
**Singleton
& Daughter**
The Country Agent

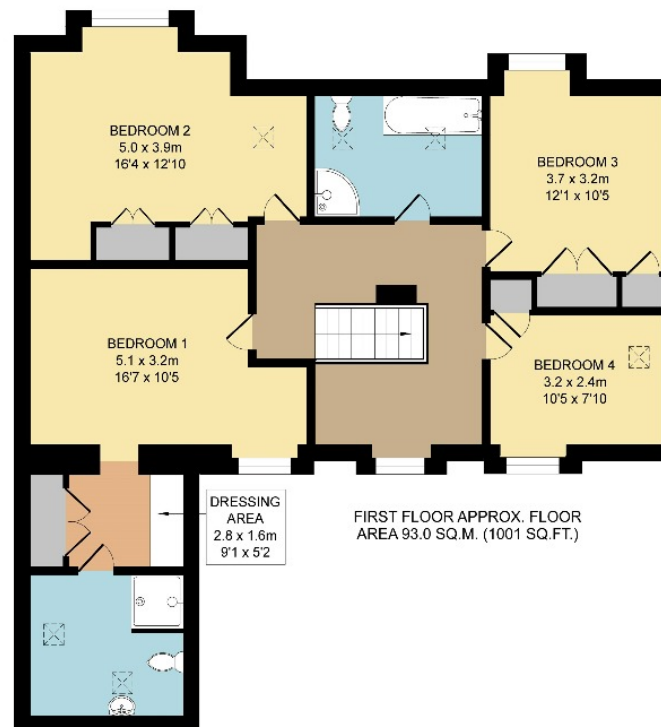
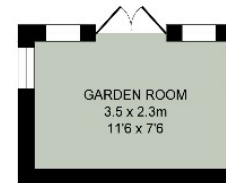


TOTAL APPROX. FLOOR AREA 261.0 SQ.M. (2809 SQ.FT.)

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



OUTBUILDING APPROX. FLOOR AREA 8.0 SQ.M. (86 SQ.FT.)



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

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FIXTURES AND FITTINGS: The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.



Summer photograph - Wild flower beds



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