



Fox Hill Cottage • Upper Basildon • Berkshire

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A pretty, modern detached 3-bedroom country house of individual design. Situated in a very picturesque and quiet part of the village, well set back from the quiet lane.

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

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1,971 sq ft / 183 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7





Dudley  
**Singleton  
& Daughter**  
The Country Agent



Fox Hill Cottage is highly energy efficient, with a recently fitted air source heat pump. The newly designed and fitted open plan living/kitchen area creates a wonderful family space, with French doors opening onto the rear garden and a walk-through access to the conservatory, this is a wonderfully light and bright house, all year round.

Set within the heart of the village on a peaceful sleepy semi-residential lane, within walking distance of the primary school, church, and village hall. Upper Basildon is an excellent location for families with children of all ages. There is a very active community, and many events throughout the year. Surrounded by countryside known for its outstanding beauty with easy access to footpaths giving lovely walks.

#### Special Features:

- A newly created and stunning open plan living/kitchen/dining room with central island preparation and breakfast bar. Rangemaster Classic electric range cooker with two ovens and induction hob. French doors open onto the rear garden terraced area
- Sitting room area with rustic open fireplace fitted with a wood burning stove, with Bessamer beam across. Walk through access into the conservatory
- Primary double-glazed conservatory with underfloor heating for winter use, ceramic floor tiles and French doors open onto the rear terrace and very private garden
- There is a fitted study overlooking the front of the property with a door to the side
- 3 double bedrooms, and 2 bathrooms



- A useful and large utility/boot room with door giving access to the side of the house. This room was the old kitchen and still has an electric oven, lots of storage, double sink, Bosch washing machine and Bosch tumble dryer
- The principal bedroom has built in wardrobes and drawers, and the ensuite bathroom has been completely refitted, and features a large walk-in shower
- Oak flooring throughout the ground floor, landing, master bedroom, ensuite bathroom, and family bathroom
- Situated well back from the lane with approximately 110ft drive flanked by well-maintained lawns and high hedges.

**Summary of accommodation:** Entrance lobby with cloaks hanging area, reception hall, study, kitchen/living room, cloakroom, utility/boot room, conservatory, 3 bedrooms, ensuite bathroom to bedroom 1 and a family bathroom. Double detached garage.

**Gardens:** Gardens to the front and back, mainly laid to lawn, with herbaceous borders and mature trees. Double detached garage with light and power (Note 2).

**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.

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. Pangbourne station offers fast train links to London Paddington, Oxford, and Reading (Elizabeth Line).

**Schools:** There are plenty of schools in the area; Upper Basildon Primary School is within walking distance, 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:** On reaching the village church (St Stephens, RG8 8LS) on your right, turn right before the village green. Fox Hill Cottage will be found a short distance along on the right-hand side, past a red telephone box, and opposite Darby Lane.

**Post Code:** RG8 8LS

**What3words:** braced.tomato.directive

**Tenure:** Freehold

**Note 1.** Some exterior library photos have been used.

**Note 2.** Planning permission was previously granted (now lapsed) to increase the height of the garage to create an office space with windows. Plans available upon request.

**Some material information to note:**

Air Source Heat Pump providing heating and hot water

Mains water, drainage and electrics

The property has driveway parking and a detached double garage

Gigaclear high speed broadband connected FTTP

Mobile signal is dependent on provider. Please refer to [signalchecker.co.uk](http://signalchecker.co.uk)

This is a low-risk flood area

Property constructed in 1985, with bricks under a tiled roof

It is not a listed building

There are no Tree Preservation Orders

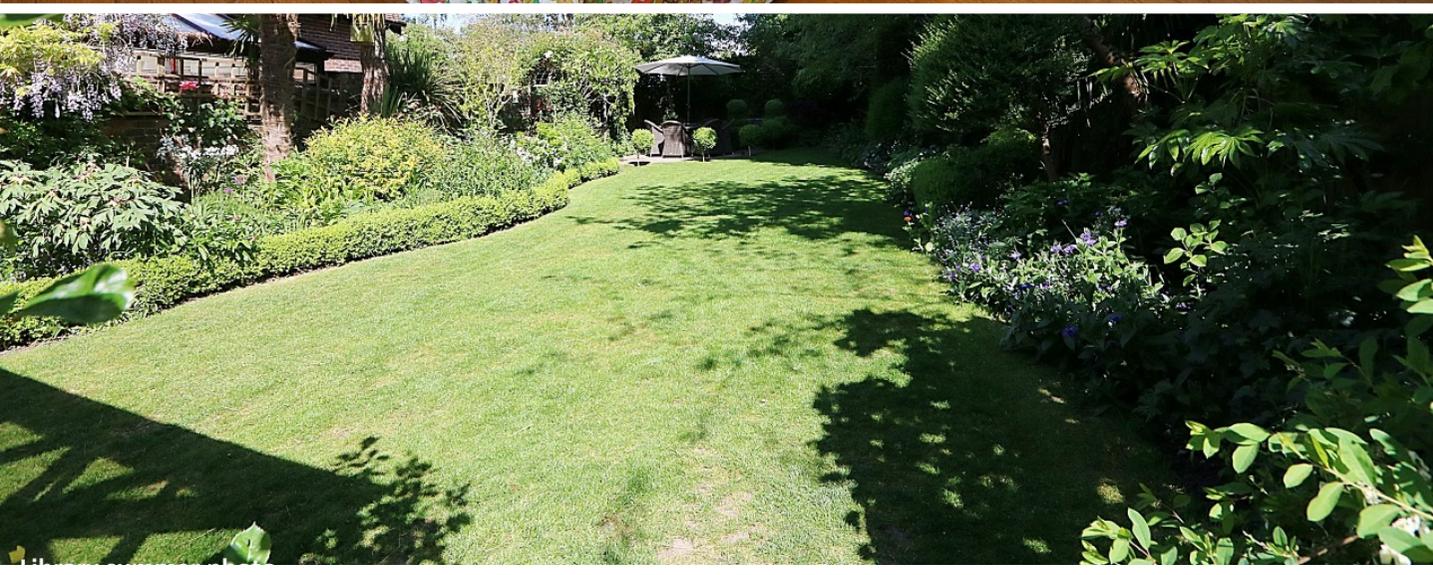
This is not a conservation area

**EPC Rating:** C

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

**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**

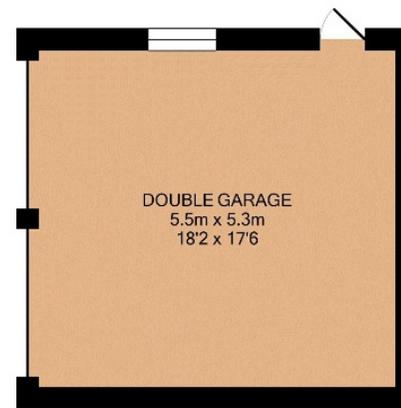
No. 1 Station Road,  
Pangbourne,  
Berkshire, RG8 7AN

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info@singletonanddaughter.co.uk

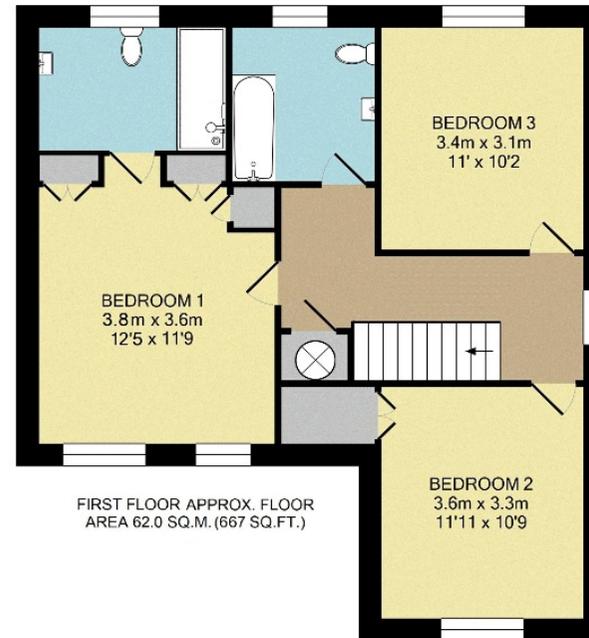
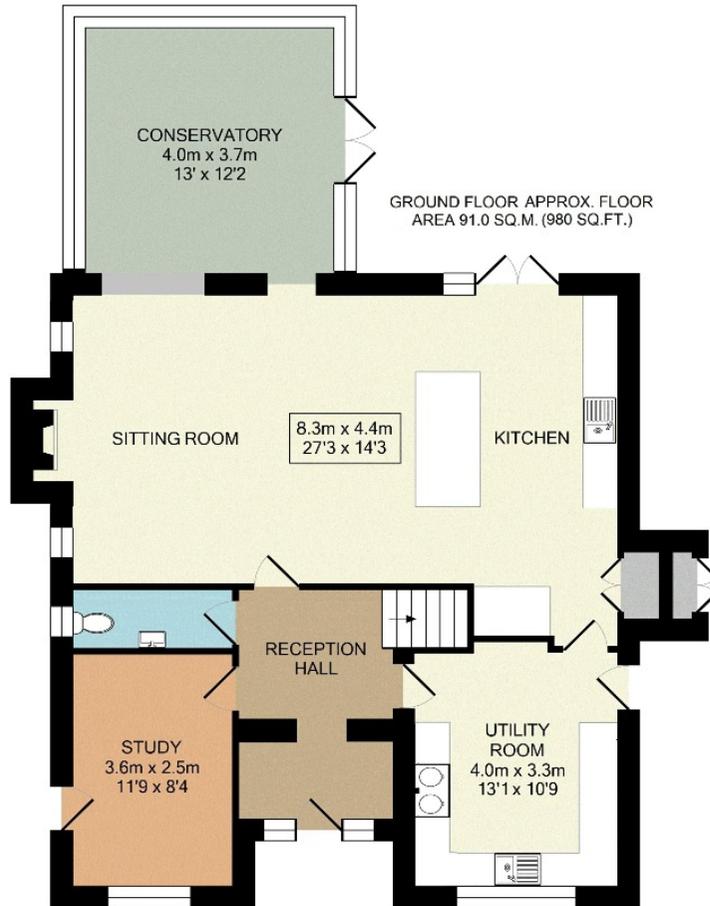
**Websites:**  
singletonanddaughter.co.uk  
rightmove.co.uk  
mayfairoffice.co.uk

**London Office:**  
41-43 Maddox Street  
Mayfair, London, W1S 2PD

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.)



**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **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.





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