



Claremont House • Bethesda Street • Upper Basildon



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A handsome and important 5 bedroom, detached country house, situated in one of the most exclusive residential lanes in Upper Basildon, noted for its distinguished high value properties.

5,834 sq ft / 542 m²
(all measurements are approximate)

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

Your attention is drawn to the important notice on page 7













Claremont House is surrounded by very beautiful countryside, within easy walking of the village hall, recreation ground, tennis courts and football pitch.

Claremont House is an exceptional country house extending over 5,800 square feet, lavishly constructed in 2015, with 5 double bedrooms, 4 bathrooms and 5 reception rooms. Since their occupation in 2021, the present owners have introduced many improvements, to include the rear garden being extended, and a total garden redesign and professional landscaping by Howard Nowell garden designs.

This is a splendid, unusually spacious family house, set in this sought-after village which is an excellent location for families with children of all ages, with a very active community.

Upper Basildon is known for its easy access to footpaths and bridlepaths giving lovely walks and rides, 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:

- Fabulous, spacious main living area creates a wonderful hub of the house, and is divided in its use into kitchen, breakfast, living and dining areas. All the luxury bespoke kitchen units are by 1909 Kitchens. The central preparation unit/breakfast bar has a superb figured Italian marble surface, with an induction hob and extractor, and 5 upholstered stools at one end. Twin full size fridge freezer units,

fitted electric ovens, warming drawers, ceramic flagged flooring throughout, overlooking the rear garden with bi-fold doors giving access

- Impressive reception hall has a magnificent oak staircase, a large galleried landing with vaulted ceiling
- Newly constructed oak framed and tiled gazebo houses an outdoor kitchen, fitted with a Draco propane BBQ unit, separate single propane hob, stainless steel sink with hot and cold-water supply, and a pair of glazed front fridge units
- Swim-Spa pool with jets for swim training with adjacent terrace for sun loungers
- Drawing room with open fire fitted with a wood burning stove, glazed French doors give access to the rear terrace
- Family room has an extensive range of fitted cupboards
- Principal bedroom has a dressing room, a large ensuite bathroom, and far-reaching views over open countryside to the rear
- Study is fully fitted with a high-quality range of Conquest bespoke furniture
- Walk-in pantry has been introduced
- All bedrooms have fitted wardrobes
- Utility room has wide working surfaces, sink unit, tumble dryer and washing machine
- Triple detached garage, which has been extended, has an electric garage door, and a glazed car port to one side

Summary of accommodation: Reception hall, study, two cloakrooms, family room, drawing room, kitchen/dining/living/breakfast room, walk-in pantry, 5 bedrooms, family bathroom, 3 ensuites, dressing room to principal bedroom. Triple garage. Single car port.



Gardens: Newly landscaped and designed gardens to front and rear, with stunning views over countryside to the rear. Outdoor kitchen, BBQ, and seating area under a large oak gazebo with tiled roof. Spa/swim pool, with sun bed area, ceramic flag stone terraces. Well laid and maintained lawns, mature ornamental trees, shrubberies, a raised bed kitchen garden with greenhouse. Fully automated app-controlled irrigation system laid in to most of the garden. Garden store.

Front gardens have well-maintained lawns, flowerbeds, a sweeping driveway giving plenty of parking. Remote control close boarded timber entrance gates give security from the lane.

Gardens & Grounds extending to 0.65 acre (approx.)

Local Facilities Upper Basildon is a very 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, the village recreational ground has playing fields, a football club, and an excellent tennis club with 2 hard courts. 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, deli, 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 approx.), 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 Finian's primary, Cranford House, Moulsoford Boys School, Downe House, all within easy driving distance. There are bus pick up points for Abingdon School, The School of St Helen and St Katharine, and The Manor Preparatory School.

Post Code: RG8 8NT

What3words: puppy.answer.reflector

Directions: With the Upper Basildon Village Hall (RG8 8NU) on your right, proceed up Bethesda Street for a short distance, and Claremont House will be found on the left.

Tenure: Freehold

Some material information to note:

Air source heat pump supplying heating and hot water

Mains electricity, water, and drainage

Driveway parking, detached triple garage with single car port

Accessibility; step free access from the street to the inside of the property

Gigaclear high speed broadband connected FTTP

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

This is a low-risk flood area

Property construction is brick under a tiled roof

It is not within a conservation area

It is not a listed building

There are Tree Preservation Orders

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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.

0118 984 2662 info@singletonanddaughter.co.uk

Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk

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





Dudley

**Singleton
& Daughter**

The Country Agent

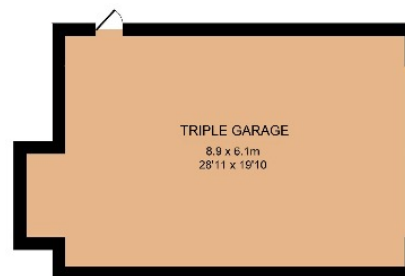






TOTAL APPROX. FLOOR AREA 542.0 SQ.M. (5834 SQ.FT.)

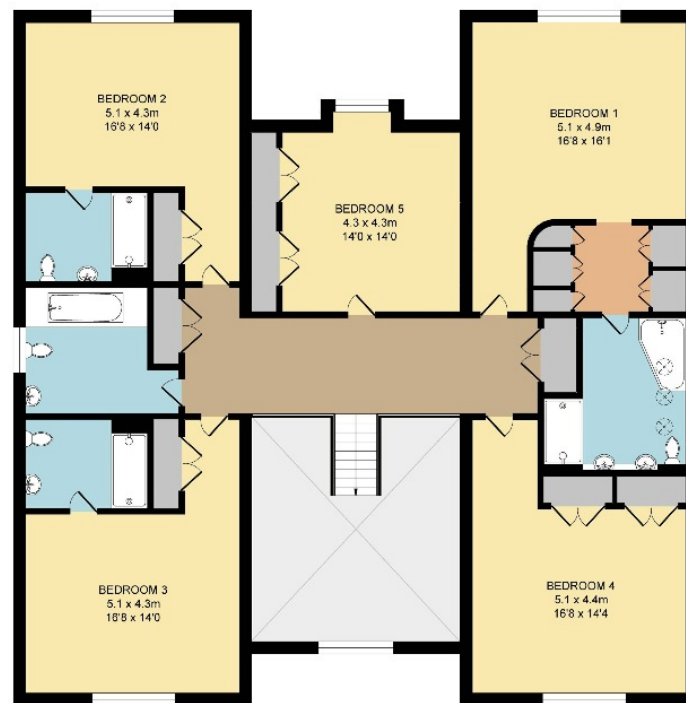
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



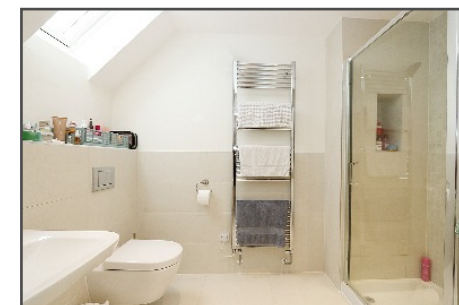
GARAGE APPROX. FLOOR AREA 56.0 SQ.M. (603 SQ.FT.)



GROUND FLOOR APPROX. FLOOR AREA 282.0 SQ.M. (3035 SQ.FT.)



FIRST FLOOR APPROX. FLOOR AREA 204.0 SQ.M. (2196 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.





Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
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