



Barton • Kiln Corner • Upper Basildon

Pangbourne shops & train station 3 miles • Reading 10 miles • Newbury 12 miles • M4 (Junction 12) 5 miles
(all distances are approximate)

2,498 sq ft / 232 m²
(all measurements are approximate)

An individually designed 5 bedroom detached house, constructed to a high specification.
Barton has charm and character, enjoying seclusion and rural peace.

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



An individually designed 5 bedroom detached house, constructed to a high specification. Barton has charm and character, enjoying seclusion and rural peace.

Constructed approximately 14 years ago, this is an unusually spacious, and light house. The open plan ground floor is very attractive and gives excellent space for family accommodation. Additionally, the living accommodation is zoned and can be divided up easily if open plan living is not required. There is a splendid double garage block, with a first-class annexe with kitchen, shower room, and large bedroom/sitting room.

Located within one of the most sought-after villages in this part of the world, Upper Basildon has a very active and thriving family community. Within walking distance to the village primary school, recreation ground, tennis courts and village hall. Just a few minutes' drive from the riverside village of Pangbourne with its specialist shops, supermarket, health centre, amenities, and station giving fast commuter links to London Paddington, Oxford, and Reading (Elizabeth Line).

Special features:

- The property is beautifully fitted and decorated throughout
- Superb kitchen with dining and living areas creates a light and bright space. Picture windows and French doors open onto the gardens and outdoor seating areas, perfect for entertaining
- Kitchen is fitted, with granite work surfaces, induction hob, electric ovens, dishwasher, boiling/cold filtered water tap, fridges and freezer



- Sitting room is double aspect, with French doors giving access to a summer seating area. Attractive fireplace, constructed of herring bone brick, fitted with a wood burner
- Rustic oak polished flooring throughout much of the ground floor
- Well fitted study overlooking the garden
- Galleried landing overlooks the kitchen/living room
- Principal bedroom has a beautifully fitted shower room
- Spacious family bathroom fitted to a very high specification
- High quality annexe with independent access. Ground floor kitchenette, shower room, first floor large bedroom/sitting room
- Underfloor central heating throughout the main house, provided by the Hitachi air source heat pump

Summary of accommodation:

Main house: Reception hall, sitting room, study, kitchen/living room with dining area, utility room, cloakroom, 5 bedrooms; (4 in the main house and 1 in the annexe). 3 bathrooms/shower rooms (1 in annexe).

Annexe: Kitchenette, shower room, bedroom/sitting room. Detached double garage.

Gardens: The property is surrounded by pretty and private gardens, with raised flower beds, lawns, shrubberies, and high hedges giving seclusion. There is a summer decking



area, and the gardens to side and rear gain the south westerly sun. The double garage has a pair of up and over doors. There is also a log store.

Local Facilities Upper Basildon is a much sought-after village, enjoying a very active community. The village hall hosts a number of events during the course of the year, the recreational ground has playing fields, a football club, and an excellent tennis club. Various clubs and activities use the church centre and/or the main church.

For the equestrian enthusiast there are many bridle paths surrounding the village, as well as Cullinghood riding stables, and a livery stable. There are plenty of golf clubs nearby and the Royal Berkshire Shooting School is within easy driving distance.

The village is a few minutes' drive from Pangbourne which offers a range of amenities with a splendid selection of specialist shops including a butcher, cheese shop, organic 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, with the Elizabeth Line giving fast links to The City.

Excellent schools: Walking distance to Upper Basildon Primary School and a short drive to St Andrew's Preparatory School. Pangbourne College, Bradfield College, The Oratory School, Cranford House, Moulsoford Boys School, Downe House, are all within easy driving distance. There are bus pick up points locally for many other schools.

Directions: With the Red Lion pub RG8 8NG (currently closed) on your right. Carry on up The Aldworth Road, and take the first left into Ashampstead Road. At the cross-roads turn right, and Barton is immediately on the left.

What3words: explain.sweetened.sizes

Post Code: RG8 8SU

Tenure: Freehold

Some material information to note:

Hitachi air source heat pump provides hot water, and hot water for the underfloor heating throughout the house.

Mains water, mains electrics, mains drainage.

The property has a double garage and driveway parking for a number of cars.

High speed FTTP Gigaclear is connected to the property.

The property is not within a conservation area.

There are no TPOs listed at this property.

The government flood portal highlights this as a low-risk postcode for road/river flooding.

EPC Rating: D

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

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



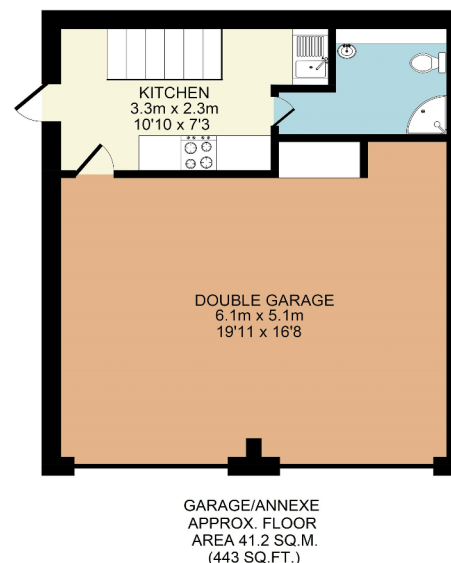
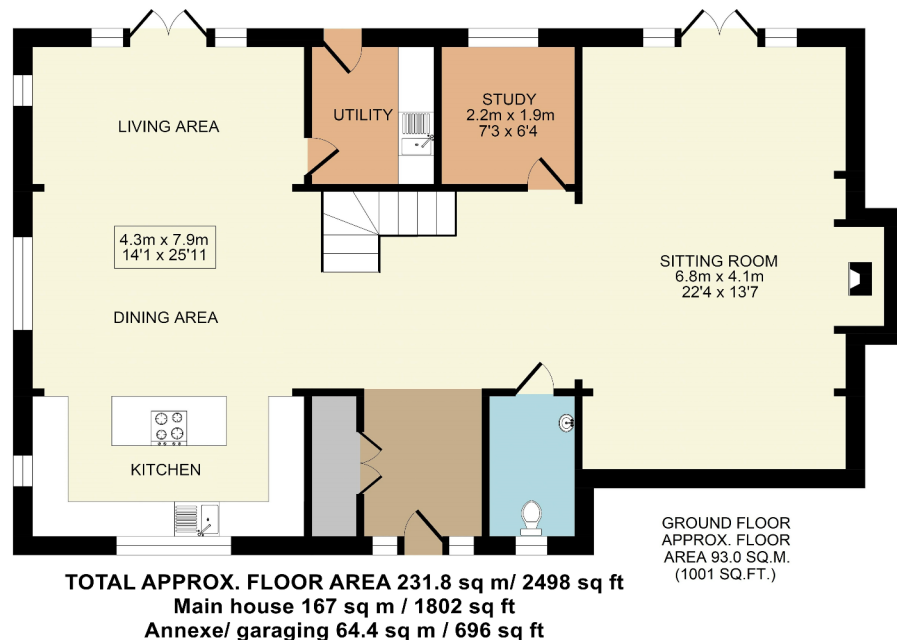
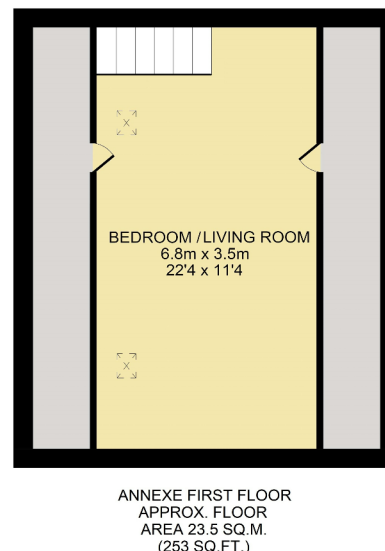
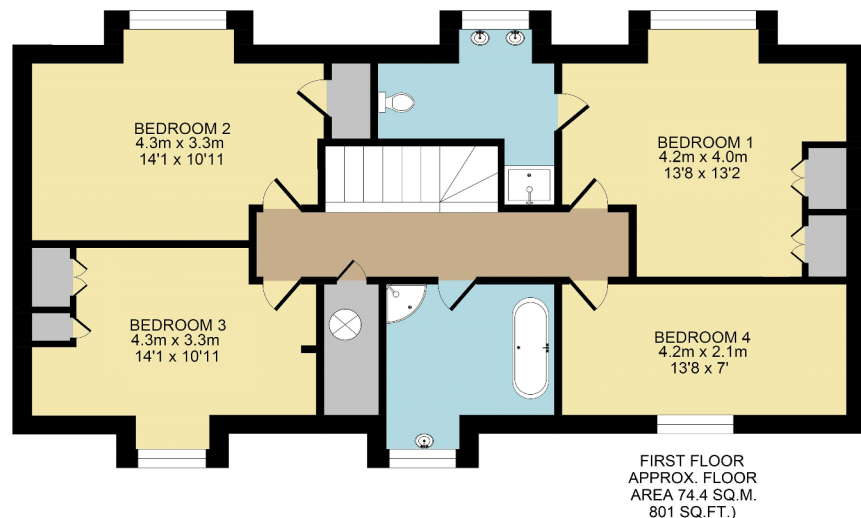


Annexe - staircase and kitchenette
through to shower room



Annexe bedroom/ sitting room/ study





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

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

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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