



Fisher House • Upper Basildon

Fisher House • Aldworth Road • Upper Basildon

An immaculate 4-bedroom modern detached house, beautifully presented and maintained to the highest standards by the present owners.

Set within this small exclusive development in a private drive of only 4 properties, this is a light, bright, family house, positioned in a peaceful and secluded location, entered from the very pretty tree-lined Aldworth Road.

1,862 sq ft / 173 m²
(all measurements are approximate)

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

Your attention is drawn to the important notice on page 7





Constructed in 2003, to exacting standards by Bewley Homes, the design of the house gives the property a period feeling, with large windows giving lots of light throughout.

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' drive to Pangbourne village, with its extensive range of specialist shops, riverside pubs and restaurants, amenities and railway station giving excellent commuter links to Oxford, Reading, the Elizabeth Line, and fast services to Paddington.

Special features:

- Spacious light and bright reception hall, with ceramic limestone flooring
- Sitting room is double aspect with an open fireplace presently fitted with a coal effect gas fire, and French doors opening onto the rear gardens and stone paved terrace for summer dining
- A spacious and well-fitted kitchen/breakfast room with ceramic wood effect flooring, and large windows overlooking the rear garden
- Excellent study with double aspect windows overlooking the rear
- Lovely summer house with electricity and a wooden floor, could easily be used as a garden office

- Utility room with sink, boiler, plumbing for washing machine and tumble dryer, door to the garage and door to the outside
- Spacious landing with large window overlooking the front
- Bedroom 1 overlooks the rear garden, has fitted wardrobes, and an ensuite bathroom with bath and walk in shower
- Integrated large garage with light and power, and electric hardwood up and over door
- New primary double-glazed windows and doors fitted throughout in 2023 and 2025
- Gigaclear super fast fibre broadband connection available. Currently High speed EE broadband FTTC

Summary of accommodation: Reception hall, sitting room, study, family/dining room, kitchen/breakfast room, cloakroom, utility room, 4 bedrooms to first floor, family bathroom and ensuite to bedroom 1. Integrated garage.

Gardens: Gardens to the front have high hedges, lawn and brick laid parking area for two cars. Rear garden has well maintained lawns, terrace, a pathway curves its way to a pretty summer house. Herbaceous borders, seating area and a timber garden store with new water butt. Access on both sides of the property, with wrought iron gates securing.



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. 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, delicatessen, 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), 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. 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.

Post Code: RG8 8NG

What3words: supposed.standard.unwound

Tenure: Freehold

Some material information to note:

Oil fired central heating. New boiler in 2019.

Mains water, drainage, electricity

LPG for gas fire

Driveway parking for 2 cars and a single integrated garage

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

High speed EE broadband connected FTTC, **Gigaclear FTTP connection available**

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

This is a low-risk flood area

Property construction is brick with a tiled roof

It is not within a conservation area

It is not a listed building

There are no Tree Preservation Orders

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.

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



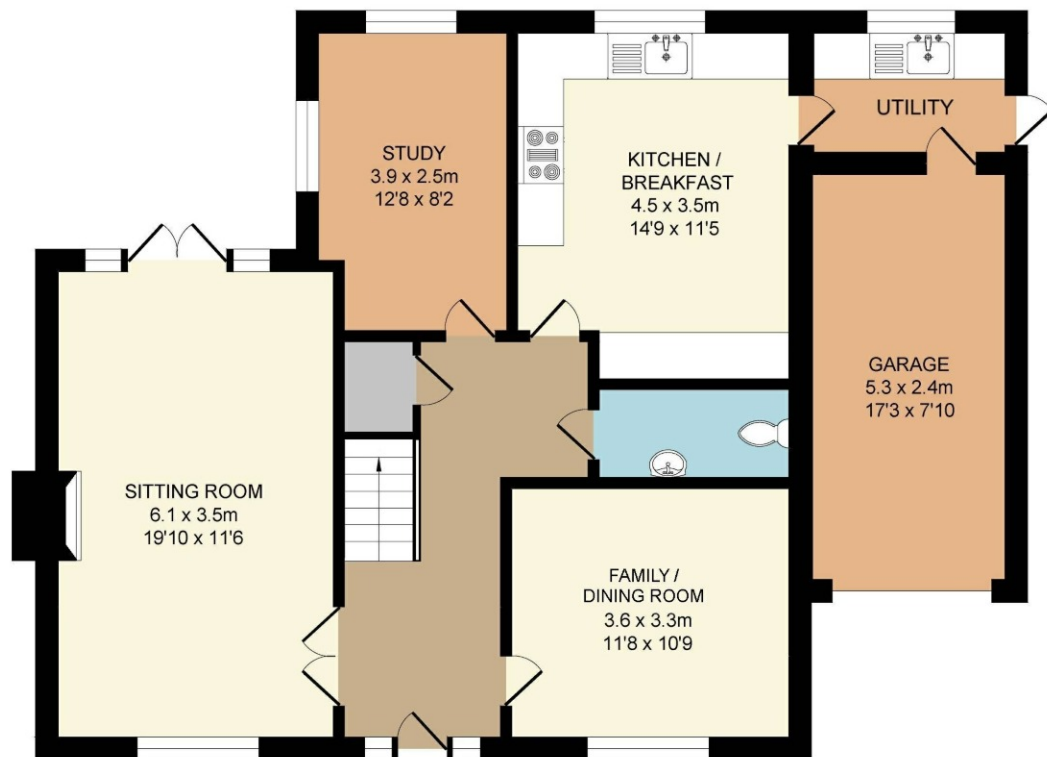


Dudley
**Singleton
& Daughter**
The Country Agent



TOTAL APPROX. FLOOR AREA 173.0 SQ.M. (1862 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



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
0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office: 41-43 Maddox Street, Mayfair, London W1S 2PD