

Chailey House • Blandys Lane  
Upper Basildon • Berkshire



Dudley  
**Singleton  
& Daughter**  
The Country Agent



# Chailey House

## Blandys Lane • Upper Basildon • Berkshire

A splendid modern 5 bedroom country house set in the highly sought after Blandys Lane. Set in large gardens enjoying fabulous views to the rear over open farmland. Gigaclear super fast broadband connected. Nestled within the heart of the oldest part of this desirable village, on a peaceful sleepy semi-residential lane, within walking distance of the primary school, church and village hall.

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3,475 sq ft / 323 m<sup>2</sup> (including garage)

Gardens & Grounds: 0.44 acre / 0.18 hectare  
(all measurements are approximate)

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

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Your attention is drawn to the important notice on page 7







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Vendor's photo



Chailey House was individually designed and built to the highest specifications and with an attention to detail and a stunning interior and exterior design. The present owners have made some important alterations to the house in both front and rear extensions.

There is a long private entrance drive, flanked by mature trees and herbaceous borders which lead to a large and impressive forecourt to the central landscaped island, one side giving access to a detached double garage block.

The large sunny gardens have well-maintained sweeping lawns to the rear with a flag stoned summer dining area and sun terrace, with a further raised summer dining area which takes full advantage of the westerly sun for evening BBQs. The rear gardens are very private with spectacular views and enjoy the sun all day.

The attention to detail has been a labour of love and creates a fine setting for this elegant country house. The interior design has been created with simplicity and is discreetly and expensively elegant, with a fantastic flow of accommodation.

Chailey House is truly a superb family house. It was built at the end of 1987 and set in the heart of the oldest part of this pretty period village. The original brickwork was from a very old and well-known brick making company in Sussex and the bricks used were called Chailey, hence the name of the house.

#### Special features:

- The fine and impressive reception hall is a tremendous feature with a centrally positioned staircase rising to the first floor with access to the main reception rooms on both sides

- The drawing room, with its fine Minster stone carved fireplace and hearth fitted with a wood burning stove, which is Fensa registered and approved
- The newly constructed sitting room has a vaulted ceiling, lots of windows to the front and sides, Velux windows to the ceiling, with French doors which give access onto a front patio. There is a door giving access to a large laundry room, part of which is presently used as a gym
- The superb modern large kitchen/breakfast room, which has an extensive range of cupboards and drawers, large fitted Neff fridge, freezer, fitted Stoves cooker range with 3 ovens and ceramic 5 ring hob, fitted Neff microwave, pot drawers, china drawers, fitted dishwasher. A large central island preparation unit, with drawers under and sink. Extending from the preparation area is a large breakfast bar which can easily seat 6 people. All working surfaces are in a polished composite granite. There is an additional double bowl sink with a waste disposal unit. A sliding primarily double-glazed door gives access to the rear terrace, summer dining areas and garden. The windows and sliding door are fitted with white painted wooden plantation blinds
- The garden room is a new extension created by the present owners, with windows directly overlooking the gardens and French doors opening onto the rear terrace, this is a very pretty room
- Bi-fold doors from the garden room to a large dining room with open fireplace presently fitted with a propane fuelled coal effect fire
- The master bedroom has direct views over the rear garden to the fields beyond with a sliding primarily double-glazed door creating a picture window and opening in summertime secured to the exterior by a glazed panelled Juliet





balcony. The window is fitted with white painted wooden plantation blinds. There are Velux windows to the vaulted ceiling, electrically operated with rain sensors and electric blinds. Twin glass doors each side of the bed give access to an ensuite dressing room and a separate shower room with underfloor heating

- All the bathrooms and cloakroom are of top-quality, the guest bathroom with its free-standing modern oval bath tub and large shower area
- The sunny gardens and grounds to the front and rear, gaining the southerly and westerly sun extending to just under half an acre and enjoying wonderful views over open countryside

#### **Summary of accommodation:**

**Ground floor:** Wide entrance porch, reception hall, drawing room, sitting room, large kitchen/breakfast room, garden room, dining room, play room, utility/boot room, cloakroom, large laundry room/gym, study.

**First floor:** Galleried landing, five bedrooms, one presently used as a study, principal bedroom with separate dressing room and shower room, family bathroom with shower, ensuite large guest bathroom

**Outside:** Detached double garage, 3 timber garden stores, fenced area concealing the central heating oil tank.

**Gardens and grounds:** The large sunny gardens have well-maintained sweeping lawns to the rear, a flag stoned summer dining area and sun terrace, with a further raised summer dining area which takes full advantage of the westerly sun for evening BBQs. The rear gardens are very private with spectacular views and enjoy the sun all day. The front driveway is flanked by mature trees and herbaceous borders giving privacy, there is a large gravel forecourt with plenty of parking for a number of cars with central island, car turnaround and remotely operated wrought iron

entrance gates with pedestrian gate. Front patio with access to sitting room, wide vehicular side access to a double garage with a pair of remote control up and over doors.

**Gardens and Grounds extending to: 0.44 acre / 0.18 hectare (approximately).**

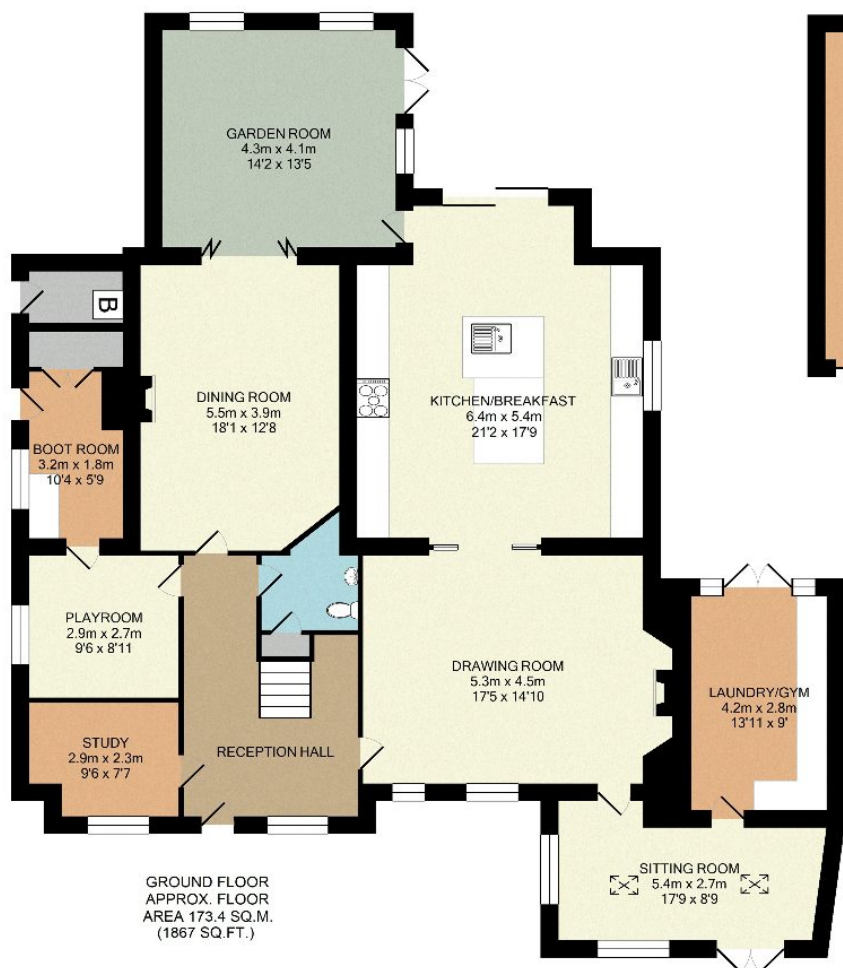
**Local facilities:** Upper Basildon is a much sought-after village situated in an area of outstanding natural beauty. Enjoying a very active community; the village hall hosts a number of events during the course of the year including the popular village market one Saturday a month. The village recreational ground has 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, Chailey House is within walking distance of Blandy's Farm Livery Yard, and there are many bridle paths surrounding the village, there is also a riding school at Cullinghood Equestrian Centre, a short drive away. 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.

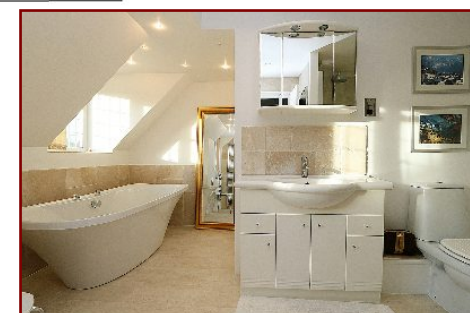
Upper Basildon benefits from being a few minutes' drive from the nearby Thames side village of Pangbourne which offers a range of amenities, and a splendid selection of specialist shops including; a butcher, bakery, cheese shop, organic farm shop, supermarket, library, doctors, dental practices, hairdressers, pubs and restaurants. There are farm shops at Tidmarsh and Ashampstead.

Pangbourne station offers fast train links to London Paddington (approx. 45 minutes), Oxford and Reading (Crossrail to give fast links to The City).





TOTAL APPROX. FLOOR AREA 322.7 SQ.M. (3475 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.  
Produced for Singleton and Daughter Estate Agents.



**Schools:** Upper Basildon Primary School is a 5 minutes walk. St Andrew's Preparatory School and Pangbourne College are within easy driving distance. Bradfield College, Brockhurst & Marlston House Preparatory School, Elstree Preparatory School, The Oratory School, St Finians, Cranford House, Moulford Boys School, Downe House, are 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:** From the offices of Singleton & Daughter, proceed over the mini roundabout passing the front of The Elephant hotel, turn right at St James the Less church. Proceed up Pangbourne Hill, pass the entrance to Pangbourne College on the left, fork right to Upper Basildon. On reaching the village church on the right, turn right before the village green.

Chailey House will be found a short distance along on the right-hand side just after a fork in the road with a triangle of grass and opposite Darby Lane.

**Post Code:** RG8 8LS

**What3words:** else.reporters.animals

**Services:** Mains water and drainage, electricity, oil fired central heating, propane fuelled gas fire to sitting room. High speed Gigaclear connected.

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

**Tenure:** Freehold

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





**Viewing by arrangement with  
vendor's agents;  
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