



Dudley
**Singleton
& Daughter**
The Country Agent



Duffles Cottage • Aldworth Road • Upper Basildon

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Pangbourne shops & train station 3 miles • Reading 6 miles • M4 (Junction 12) 6 miles
(all distances/timings approximate)

915 sq ft / 85 m²
(all measurements are approximate)

A delightful detached 2 bedroom period cottage, with plenty of off road parking and detached garage.
Valuably unlisted, with lots of potential for extension and/or improvement to the property subject to LAPP.

Your attention is drawn to the important notice on page 7





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. The village primary school is within easy walking distance.

Surrounded by countryside known for its outstanding beauty, with easy access to footpaths giving lovely walks through unspoilt countryside, 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 non-stop service to Paddington.

Special features:

- All the main rooms have excellent ceiling heights, although some doorways are of restrictive height
- Separate area owned by the property, with a single garage and off-street car parking
- Sunny, light property, with windows overlooking the front and rear gardens
- Property would benefit from some modernisation and improvement, with scope for extension if desired
- Sitting room has highly polished terracotta tiled flooring which continues into the front lobby and cloakroom, and further smaller tiles in the dining room
- 2 chimney breasts with fireplaces currently blocked and 1 which has an integral chimney breast and the stack has been removed some time in the past
- Kitchen has a stainless-steel sink, a small fridge freezer and electric 4 ring, 2 oven cooking unit



- Ensuite bathroom to bedroom 1 on the first floor which is unusual for a cottage of this period
- A spacious cloakroom to the ground floor which could easily be converted into a shower room if required
- Several doors give access from the gardens to the interior
- Both bedrooms have built in wardrobes and pretty windows
- Airing cupboard with hot water tank and electric immersion heater in first floor bathroom
- Cupboard giving access to roof void for storage
- Brick built under a slate roof

Summary of accommodation: Entrance lobby, sitting room, living room, dining room, kitchen, cloakroom, 2 bedrooms, and ensuite to bedroom 1. Single garage close by.

Gardens: An ancient wisteria climbs across the front of the cottage. The main parts of the gardens are completely enclosed and very private with high walls and high boarded fencing.

The front garden gets the sun from south and west, and has a gravel terrace for summer dining, and a small lawn area, bounded by lavender bushes. The walled rear garden gets the sun from the west in the evening. This area is pea shingled with approx. 7 ft walls, creating an excellent entertaining area. Pea shingle terrace around the side of the property, where there is a small brick constructed with tiled roof garden store which has a window.

Main access from the lane is by way of a high, close boarded lockable door.



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. 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. Pangbourne station offers fast train links to London Paddington (40 mins), Oxford and Reading (Elizabeth Line).

Schools: 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. There is also 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: With the (currently closed) Red Lion pub (RG8 8NG) on your right, proceed up the lane, pass School Lane, and the property is a short distance along on the right. The parking area and garage is also on the right, just before School Lane.

What3words: owes.blazed.shrub

Post Code: RG8 8NG

Tenure: Freehold

Utilities: Mains electricity and water. **Sewerage:** Mains drainage.

Heating: Full electric central heating, night storage heaters. Off peak electricity meter.

Broadband: Not connected. Gigaclear fibre connection available.

Mobile coverage checker: <https://www.signalchecker.co.uk>

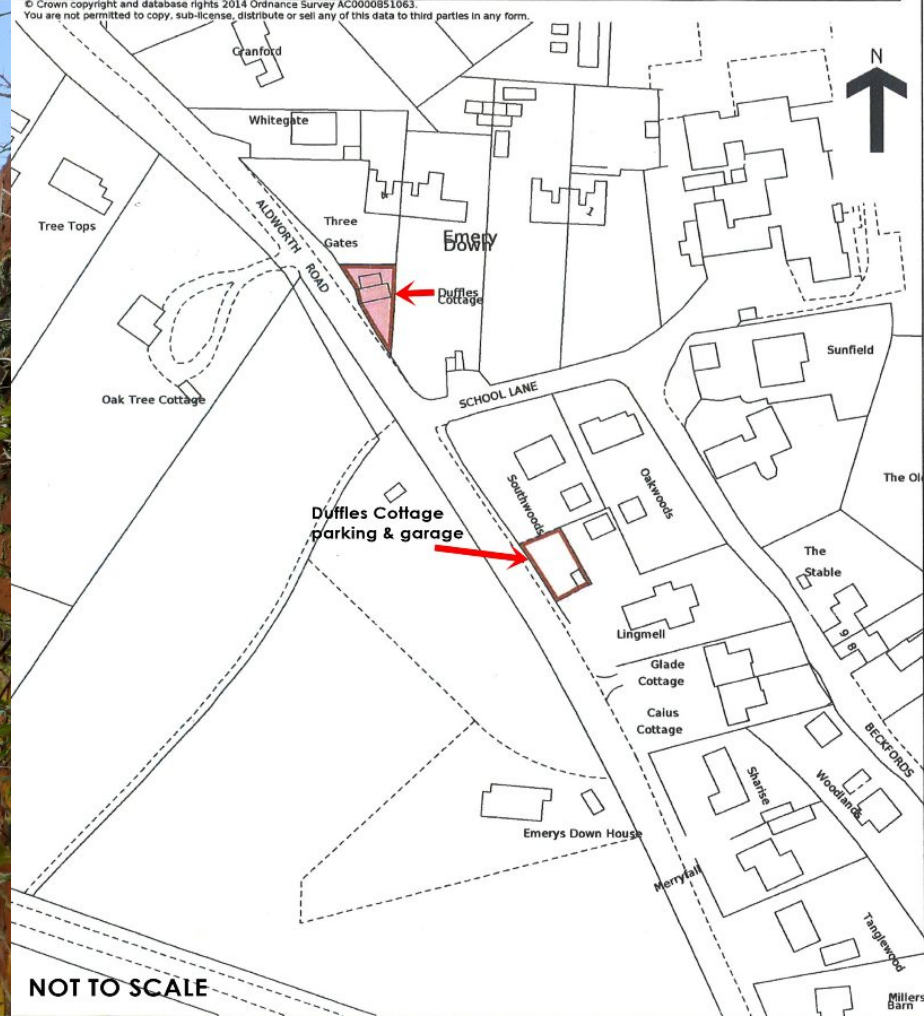
Conservation area: No

EPC Rating: G

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

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

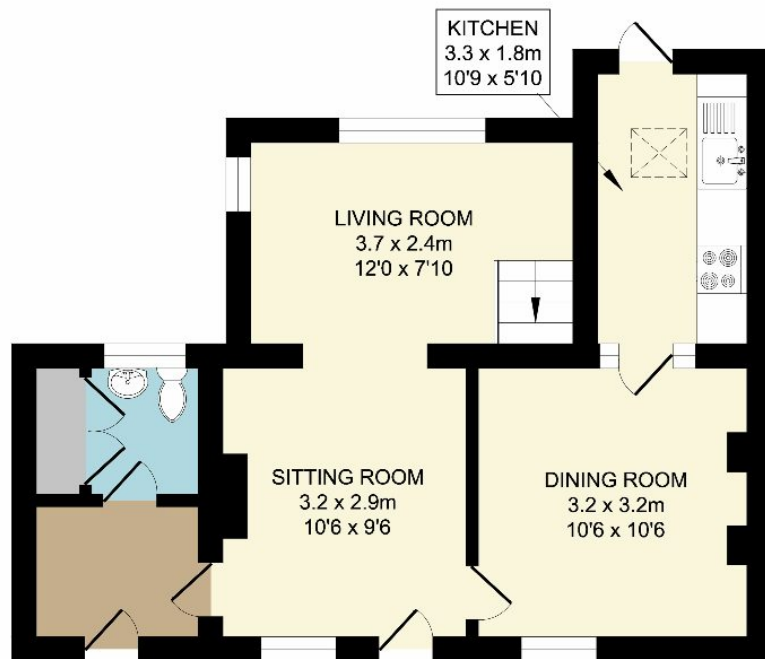
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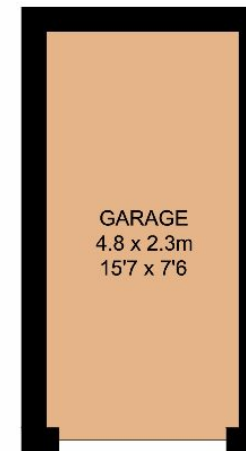
TOTAL APPROX. FLOOR AREA 85.0 SQ.M. (915 SQ.FT.)
All measurements of doors, windows, rooms and any other items are
approximate and no responsibility is taken for any error, omission
or mis-statement. This plan is for illustrative purposes only.
Not to scale. www.singletonanddaughter.co.uk



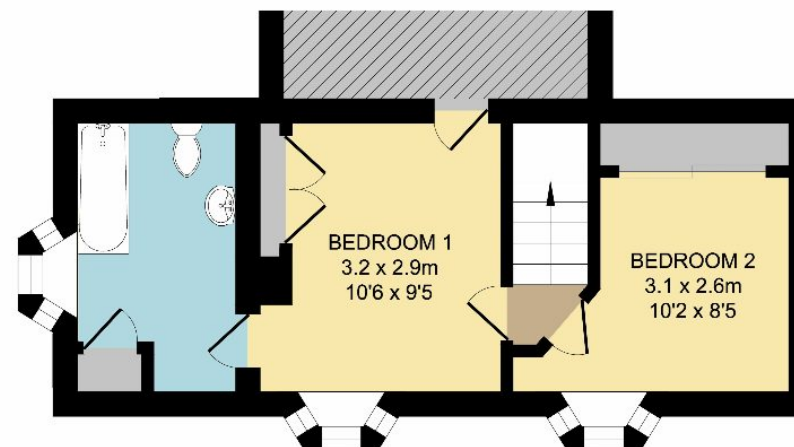
GROUND FLOOR APPROX. FLOOR
AREA 44.0 SQ.M. (474 SQ.FT.)



STORE APPROX. FLOOR
AREA 3.0 SQ.M. (32 SQ.FT.)



GARAGE APPROX. FLOOR
AREA 11.0 SQ.M. (118 SQ.FT.)



FIRST FLOOR APPROX. FLOOR
AREA 27.0 SQ.M. (291 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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