

CLEOBURY

UPPER BASILDON • WEST BERKSHIRE



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A modern five bedroom family house set in a south facing plot of approximately ¼ acre backing onto paddocks and woodland at the rear and with views over countryside to the front.

Entrance porch • Kitchen/breakfast/family room • Conservatory
• Utility • Dining room • Sitting room • Study • Cloakroom

Master bedroom with en suite • Four further bedrooms
• Family bathroom

Integral double garage • Private south facing garden

Approximately 0.239 acres



Cleobury

Cleobury is an individual detached village home constructed around 1968. It is situated close to the centre of this popular downland village, within an Area of Outstanding Natural Beauty and benefits from views over open countryside to the front and backing onto paddocks at the rear. The house has five bedrooms and 4 reception rooms, with total accommodation in excess of 2,300 sq ft and in 2011 a solar PV system was installed which generates a feed in tariff. Outside, the property is approached via a sweeping tarmac drive providing parking for a number of cars and to the rear the private south facing gardens back onto a neighbouring paddock and are mainly laid to lawn with a paved terrace.

Upper Basildon, West Berkshire

The village of Upper Basildon sits on the edge of the Berkshire Downlands in an area of 'Outstanding Natural Beauty' within close proximity to the riverside village of Pangbourne.

The village itself offers a range of amenities including a parish church, community Post Office, highly regarded C of E primary school, and the popular

Red Lion public house. The village also benefits from a modern village hall, which has become the centre for a variety of community sports and activities with its adjoining sports field and tennis courts. Bradfield College is located three miles from Upper Basildon and has excellent leisure, fitness and sports facilities including a large indoor swimming pool all of which are available for use by members of the public.

The facilities also include squash, badminton courts, tennis courts, hockey and a 9-hole golf course.

Transport links by both rail and road are excellent. The M4 (J12) is just 6 miles away, providing access to London and its airports. Train services can be accessed at Theale (London Paddington within the hour), Pangbourne (London Paddington within the hour) and Reading (London Paddington 27 minutes).

Crossrail services from Reading are expected to start in the near future with two Elizabeth line trains an hour (four an hour at peak time) which will allow passengers to travel right through central London without having to change trains.

There are a wide range of schools in the area, both state and private. Of particular note are Harriet House Montessori, St Andrew's Preparatory School,

Elstree Preparatory School, Brockhurst & Marlston House Preparatory School, Bradfield College, Down House, Pangbourne College, The Oratory, St Helens and St Katherines and Abingdon School. School buses for St Helen's and Abingdon schools pick up from the church car park which is only about 200m away.

Services

- Mains water and electricity. Oil fired central heating. Private drainage.
- Solar PV System 2.82 KW Peak
- Superfast Broadband via Gigaclear is available by subscription
- Council tax – Band G 2019/2020 £3008.08
- West Berkshire Council
- Sat Nav for RG8 8LN

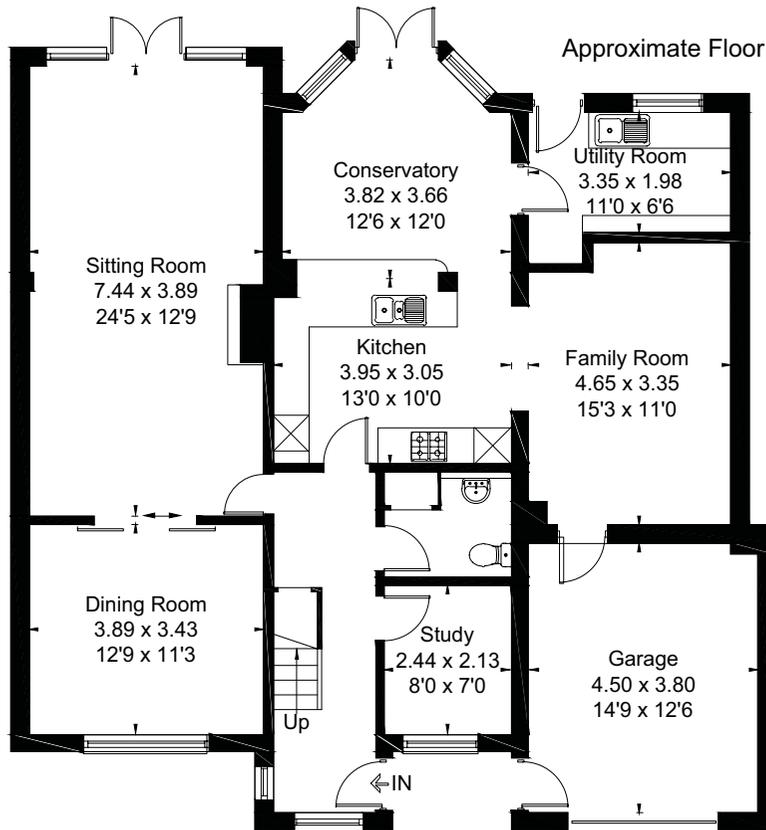
Fixtures And Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

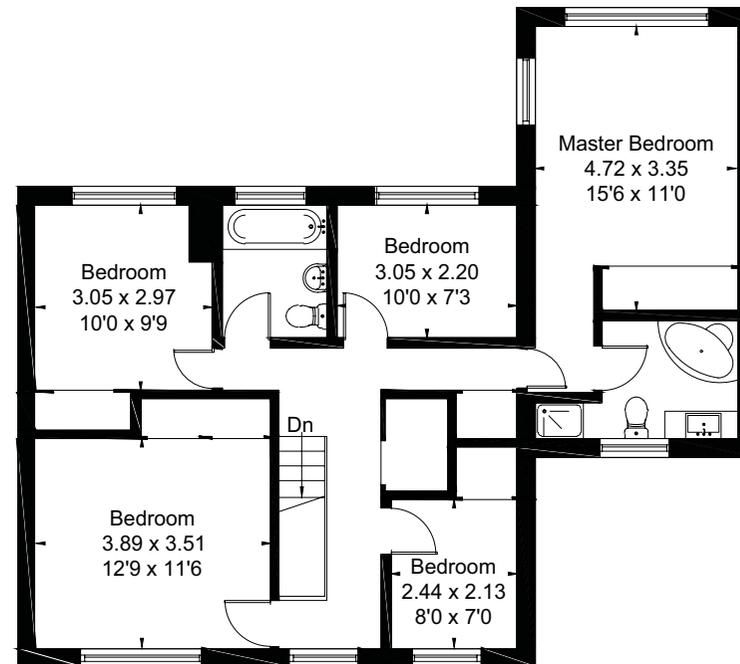


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		78	78
England, Scotland & Wales			

Approximate Floor Area = 215 sq m / 2314 sq ft (Including Garage)



Ground Floor



First Floor



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 Berkshire, RG7 5TX

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.