

5 STONEHOUSE

LOWER BASILDON • WEST BERKSHIRE



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A modern and spacious 3 storey 4 bedroom 'End of Terrace Mews Cottage' built to a very high standard in 2006 by Thomas Homes overlooking the old brick & flint walls once belonging to Basildon Park.

- Covered Porch • Reception Hall with Spacious Cloaks Cupboard
- Kitchen / Breakfast Room opening through to Family Room
- Utility / Cloaks Room • Sitting Room

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- Master Bedroom Suite with En-Suite Shower Room
- 3 Further Bedrooms • Family Bathroom

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- Private Open Garage / Car Port with Additional Private Parking Bay

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- Private Lawned Rear Garden with Terrace
- Mature Lawned Front Garden



5 Stonehouse

Built by Thomas Homes in 2006, this small development of only 12 houses is situated in the popular village of Lower Basildon. Number 5 is a 4-bedroom townhouse with accommodation arranged over 3 floors. From the ground floor the clever accommodation steps up to the bedrooms on the first floor and then downstairs to the kitchen which goes straight out to the garden.

On the first floor there are 3 bedrooms, with one en suite and a family bathroom. The ground floor has an additional bedroom, cloak room and sitting room which overlooks the rear garden, there is also a good sized front garden which is laid to lawn and also has the potential to create a new driveway subject to planning. On the lower ground floor there is a well-appointed kitchen which opens onto the garden, a separate utility room with WC and family room.

Outside

Attractively approached through a timber picket fence to the front boundary, a stone flagged pathway leads up to the covered front porch, flanked on two sides by the lawned garden, with mature planting, shrubs, and trees providing a pleasant and colourful aspect.

The garden at the rear of the property enjoys a sheltered and private aspect, where immediately adjoining the house is a paved terrace perfect for 'Al Fresco' dining. Beyond the paved terrace the main rear garden is conveniently laid to lawn whilst attractively flanked by timber fencing and a further stone flagged pathway leading to both the timber shed in the bottom corner of the garden, and also tall legged and braced timber gate which affords pedestrian access out to the garaging / parking area.

A wide splayed access leads down to the garaging and parking area for the residents of Stonehouse. Initially there are designated parking bays on the left-hand side, then located to the right there is an attractive

open terraced garage / car port separated in to private bays with additional parking to the front. The open garage / car port and parking bay belonging to No 5 Stonehouse is noted as being the last but one on the end.

Lower Basildon

Pleasantly situated in an elevated position beside the River Thames within an Area of Outstanding Natural Beauty in close proximity to Basildon Park, an historic National Trust property. Comprehensive everyday amenities and facilities including shops, health centres, libraries and excellent primary schools are available at Goring on Thames and Pangbourne with both villages also having mainline stations providing fast commuter services to Reading and up to London (Paddington in well under the hour). Road communications are also excellent with Reading and the M4 motorway being easily accessible.



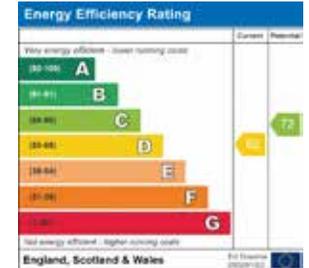
Services

- Mains water, drainage, and electricity. Recent LPG conversion for central heating.
- Connection to Gigaclear ultra-fast fibre broadband is available at the property.
- Council tax – Band E 2020/2021 £2,286.86
- West Berkshire District Council 01635 551111
- RG8 9NQ

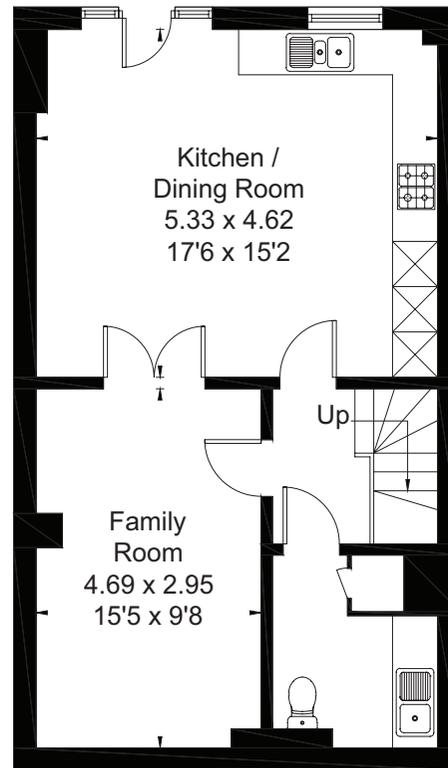
Fixtures and Fittings

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.

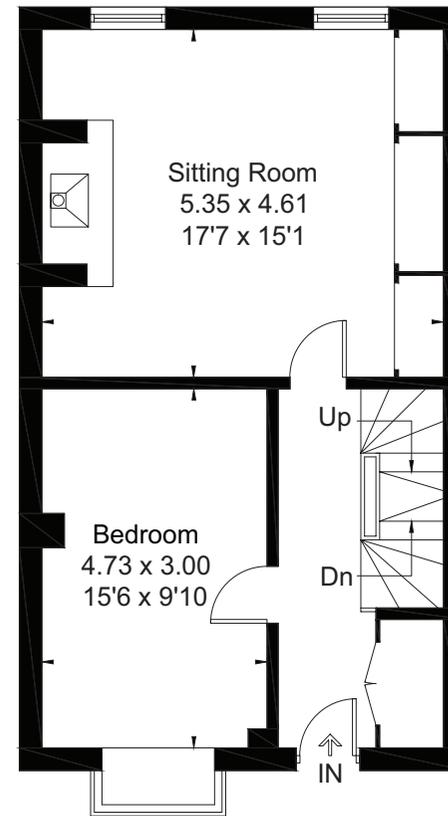
Approximate Area = 147.3 sq m / 1585 sq ft
Including Limited Use Area (4.3 sq m / 46 sq ft)



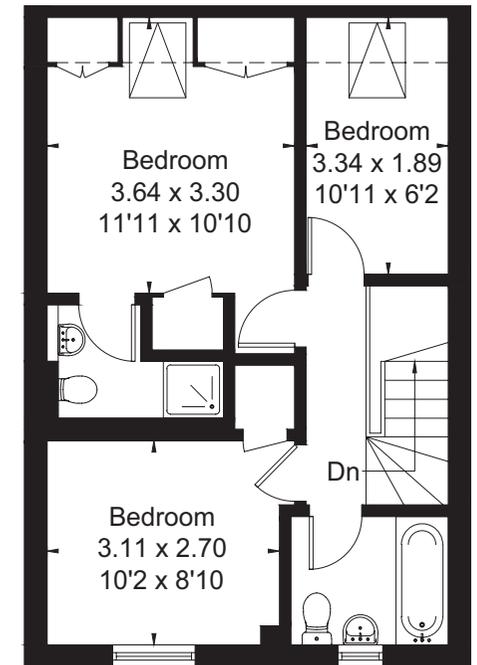
= Reduced head height below 1.5m



Lower Ground Floor



Ground Floor



First Floor



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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.