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GRAYSTED, UPPER BASILDON, READING, BERKSHIRE, RG8 8LU



- Detached 3 bedrooms home
- Chain free
- Secluded village location
- Large garden
- Garage
- 2.5 miles to Pangbourne station

Asking Price £725,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE PANGBOURNE BRANCH ON 0118 984 5333



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PROPERTY DESCRIPTION

A spacious three bedroom detached property situated in a secluded location with a large garden in the sought after Upper Basildon area. Offered for sale with no onward chain. EPC E.

LOCAL INFORMATION

Upper Basildon is a highly regarded Downland village in West Berkshire, set in beautiful rolling countryside of woods and fields with an extensive network of footpaths and bridle paths. It is only about two miles from Pangbourne with its range of award winning independent shops, health centre and mainline station to London Paddington. It is an active community with its own magazine and village pub. The hub of the community is the village hall, recently rebuilt and the home of numerous clubs and activities as well as the busy tennis courts. Slightly further afield, Junction 12 of the M4 is only about 4 miles away. The village has a very popular Church of England Primary school and Theale Green school has a pick up and drop off service in the village. St Andrews school, Pangbourne College and Bradfield College are all nearby, with the extensive facilities of Bradfield College, including 25 metre swimming pool being open to the public.

ACCOMMODATION

Entrance hall, living room, conservatory, kitchen, utility room, two double bedrooms, family bathroom, study area leading to stairs to double bedroom upstairs with en suite shower room.

OUTSIDE SPACE

Large front driveway with garage. Private gardens wrapping around the property with a patio area, green house and garden shed.

LOCAL AUTHORITY and SERVICES

West Berkshire Council Tax Band F.
Mains electricity and drainage. Oil Central Heating



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers DT appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

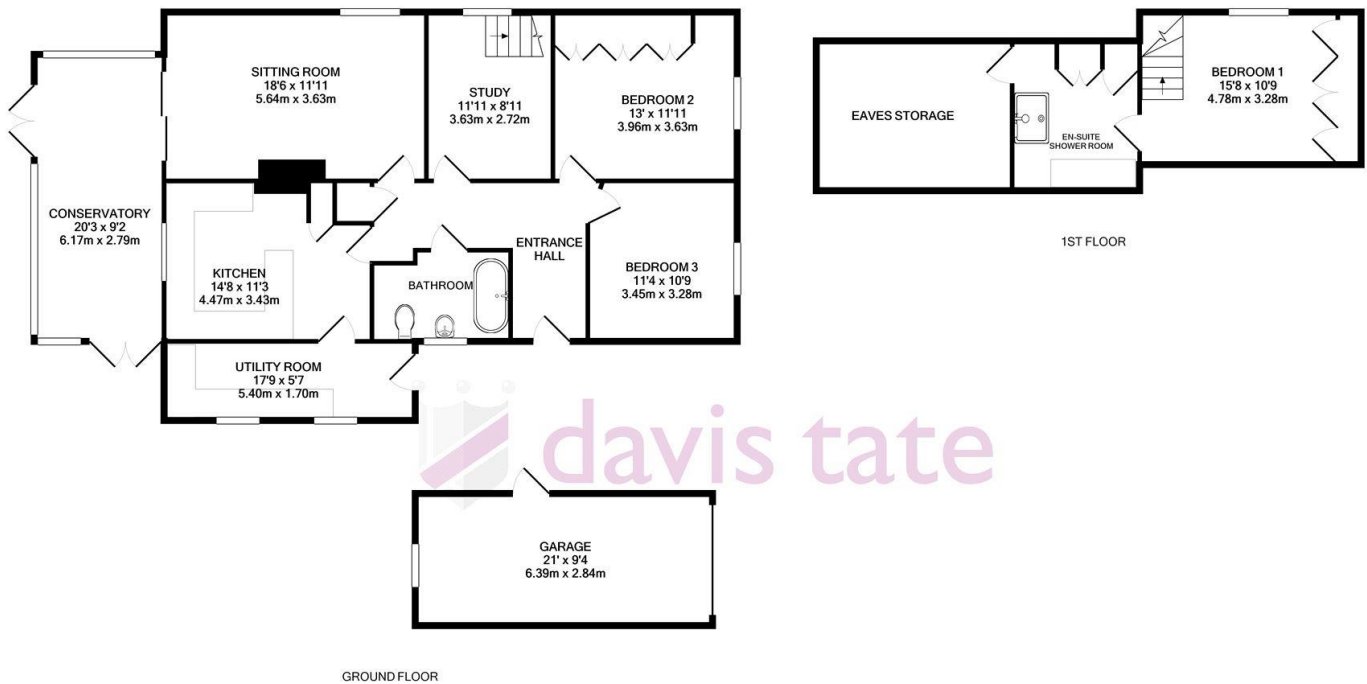
These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



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TOTAL APPROX. FLOOR AREA 1899 SQ.FT. (176.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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