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## ASHCROFT, NEWTOWN, UPPER BASILDON, READING, BERKSHIRE, RG8 8JG



- Very spacious detached house (2,300 sq ft)
- Eco friendly - EPC Rating B
- Fine contemporary features
- 3/4 bedrooms and 3 bathrooms
- Adaptable layout
- Private, South-facing garden

Asking Price £845,000 (Freehold)

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



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### PROPERTY DESCRIPTION

Do not be deceived by its external appearance: this recently built cottage style detached house is eco-friendly and has some fine contemporary features with very spacious accommodation (2,300 sq ft) including three/four bedrooms and three bathrooms. EPC Rating B

### 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

The adaptable accommodation could accommodate those needing ground floor bedroom accommodation and is arranged as follows:

Entrance hall, cloakroom/shower room, large study or fourth bedroom (adjacent to the shower room/cloakroom), large, highly specified kitchen/dining room with built-in appliances, very large drawing room with inglenook fireplace and French windows opening to South facing garden, Large landing, first floor laundry room, principal bedroom with dressing area and en suite bathroom, two further double bedrooms, family shower room.

### OUTSIDE SPACE

Large integral single **GARAGE**, extensive driveway/forecourt providing plenty of off street parking. The South facing rear **GARDEN** measures about 46ft deep by 39ft wide, is very private and laid principally to lawn.

### LOCAL AUTHORITY and SERVICES

West Berkshire Council, Newbury - [www.westberks.gov.uk](http://www.westberks.gov.uk)

Council Tax Band F

Mains electricity, water and drainage.

Propane gas central heating with underfloor heating in principal areas, double glazing.







### **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers 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

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### **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. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

### **BUYERS INFORMATION**

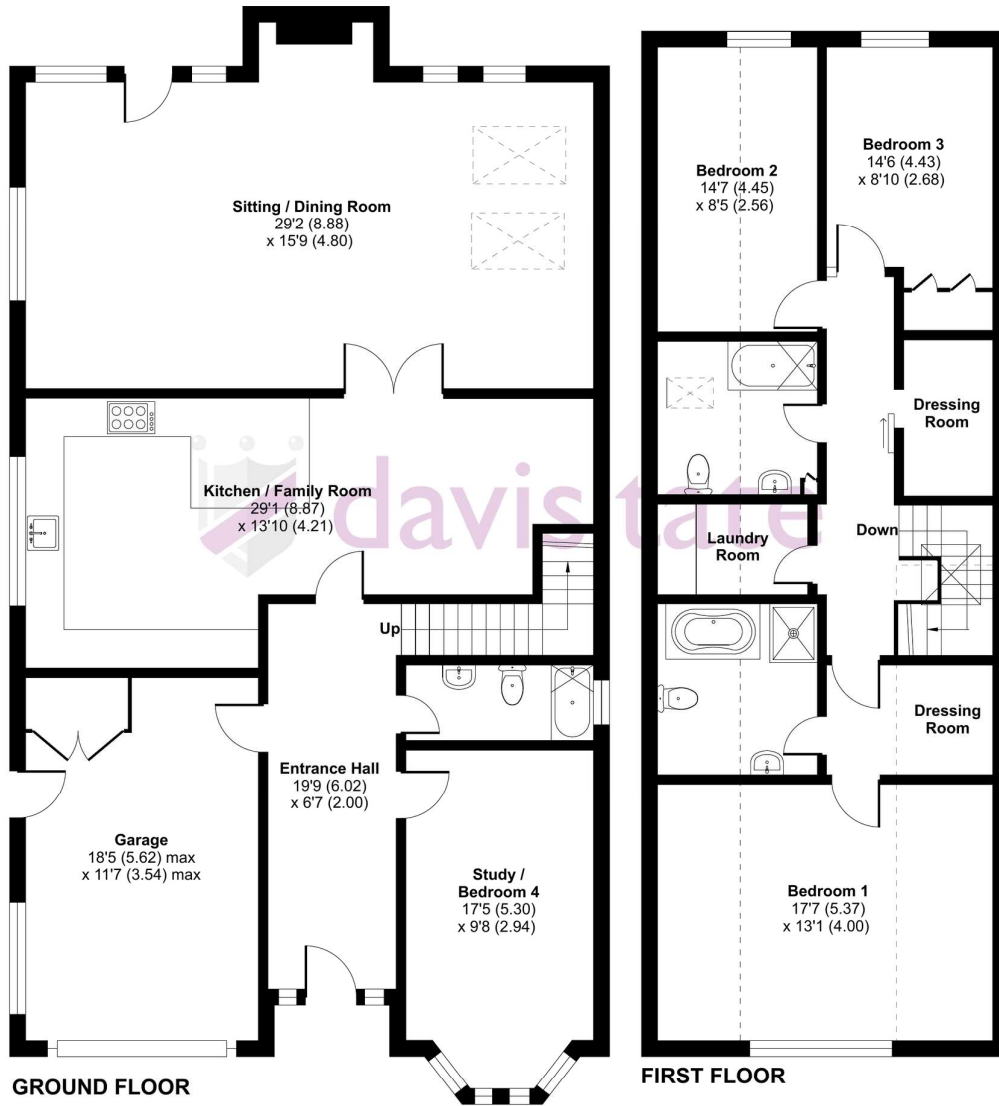
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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.

Approximate Area = 1743 sq ft / 161.9 sq m  
 Limited Use Area(s) = 336 sq ft / 31.2 sq m  
 Garage = 215 sq ft / 19.9 sq m  
 Total = 2294 sq ft / 213 sq m  
 For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Davis Tate. REF: 1104454