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## WHITEGATE, ALDWORTH ROAD, UPPER BASILDON, READING, BERKSHIRE, RG8 8NG



- Detached 3 bedroom bungalow
- Gated gravel driveway
- Tree-lined setting in Upper Basildon
- Adaptable accommodation
- En suite to principal bedroom
- Log-burning stove

Asking Price £650,000 (Freehold)

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



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### PROPERTY DESCRIPTION

A detached 3 bedroom bungalow set on a tree-lined road in the desirable village of Upper Basildon. The property offers gated driveway and adaptable living accommodation which can be adapted to suit a buyers requirements. EPC rating D

### 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

Front entrance hall, open plan living and dining room with log-burning stove and wood flooring throughout. There are many windows affording natural light to the living space, fitted kitchen with breakfast bar opening onto the dining room, utility and boot room, family room/flexible room which could be used as the fourth bedroom or a play room, principal bedroom with en suite shower room, two further double bedrooms, bathroom with separate bath and double shower.



### **OUTSIDE SPACE**

A gravel drive provides off-street parking with a five-bar gate. The front garden provides space on the lawn to relax and enjoy your surroundings. There are mature shrub borders and a useful storage shed.

The rear low maintenance garden has mature trees and shrubs, gravel area and paved patio area perfect for outdoor entertaining.

### **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, oil central heating, 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**

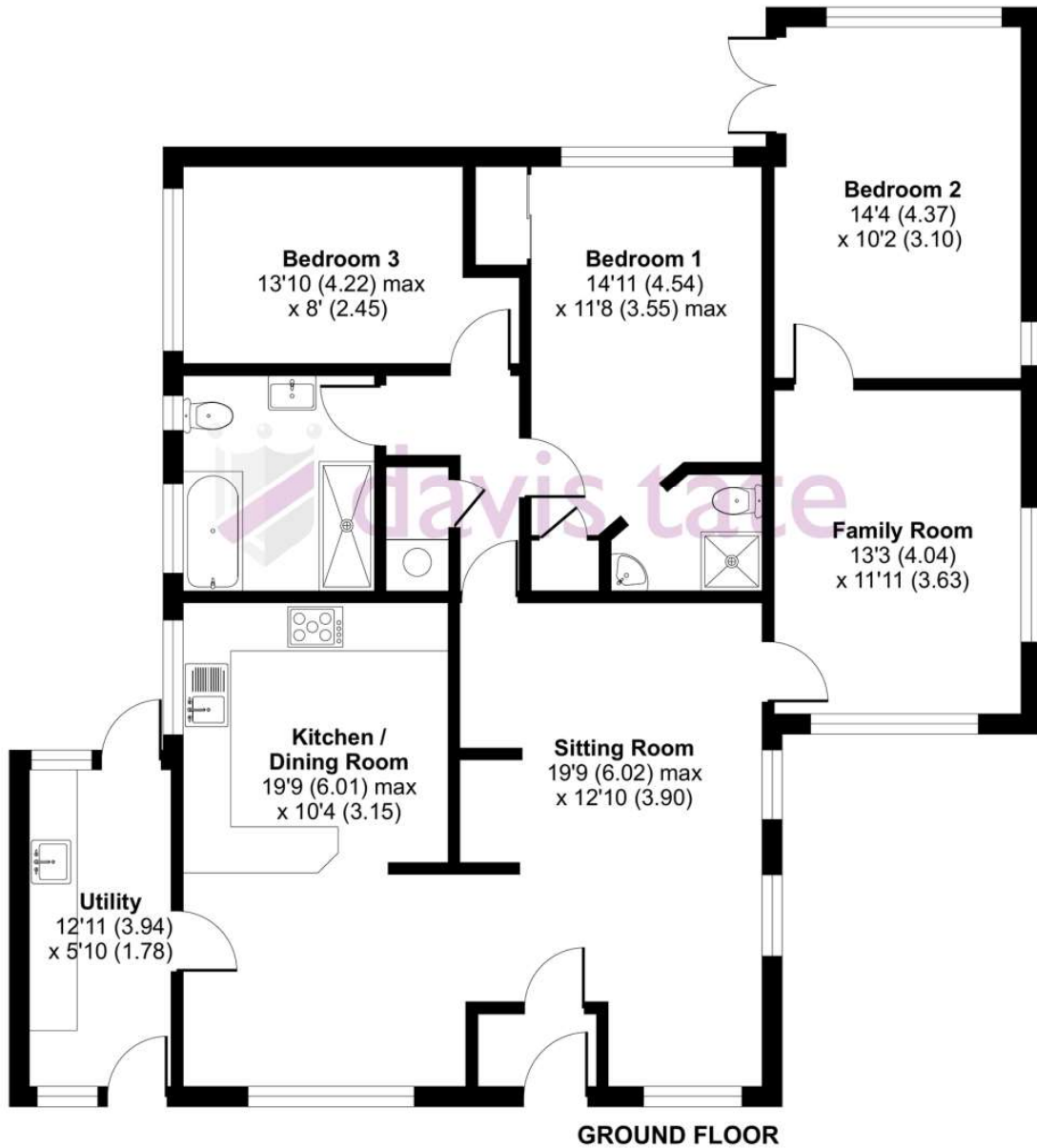
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 1275 sq ft / 118.4 sq m

For identification only - Not to scale



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: 1095646