



REDWOOD

Emery Acres, Upper Basildon

Carter Jonas

REDWOOD EMERY ACRES UPPER BASILDON RG8 8NY

- Pangbourne Station 3.2 miles
- Theale and M4 (J12)
- Reading 9 miles

Entrance hall · kitchen · dining room · sitting room · 3 bedrooms · bathroom · separate WC · garage · workshop and store · driveway · double-glazing · total plot size of .21 of an acre · Energy Rating D

SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downslands in an area of 'Outstanding Natural Beauty' with far reaching scenic countryside surrounding it on all sides. The village itself offers a range of amenities including a parish church, community Post Office, highly regarded C of E primary school, and a traditional Public House serving local ale and food. A splendid village hall which has become the centre for a variety of community sports and activities utilising its adjoining sports field and tennis courts exists also. A local bus company runs a limited service from the village to Pangbourne, Reading, Streatley and Goring, where a mainline railway station with fast commuter services up to London (Paddington) in well under the hour (25 minutes from Reading) can be found.

DESCRIPTION

Redwood is a well balanced 3 bedroom detached bungalow build in the early 1960's. The property sits in a plot of approximately .21 of an acre and offers plenty of scope to extend to the rear, subject to the necessary consents. The property offers good size living accommodation comprising entrance hall with large built in cupboard, dual aspect sitting room with fireplace, dining room and well fitted kitchen with a range of eye and base level units. There are 3 bedrooms, a bathroom including shower and separate WC.

A WELL PRESENTED DETACHED BUNGALOW WITH A BEAUTIFUL LANDSCAPED AND SECLUDED GARDEN IN A QUIET NO THROUGH CUL-DE-SAC IN THE SOUGHT AFTER VILLAGE OF UPPER BASILDON.





OUTSIDE

The property is set back from the road with a well tended front garden and has a generous driveway with parking for several vehicles and an attached garage. The rear garden is a particular feature of the property being very private and enjoying a west and south facing sunny aspect, 25' workshop and store, greenhouse and summer house with adjoining patio.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating

Local Authority: West Berkshire Council – 01635 551111

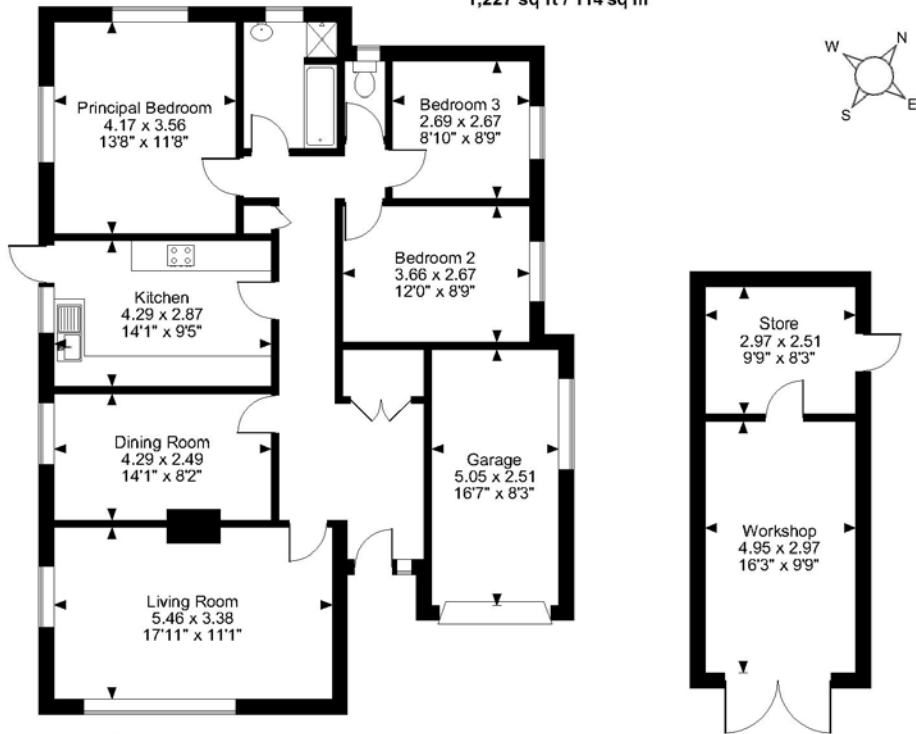
Council Tax: Band F

Viewing: By prior appointment through the Newbury office 01635 263010

Directions: Please use post code RG8 8NY



Redwood, Emery Acres Upper Basildon, Reading
Approximate Gross Internal Area
1,227 sq ft / 114 sq m



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	78 C
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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