



Foxborough House










Aldworth, Berkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stunning house with four bedrooms and a one-bedroom annexe, surrounded by delightful gardens

An impressive detached house with beautifully appointed, flexible accommodation and an annexe, set in delightful gardens and backing onto woodland. The property is located in a peaceful yet well-connected rural position, just outside the village of Aldworth, yet within easy reach of Thatcham, Newbury and Reading, as well as local transport links.

	5 RECEPTION ROOMS		5 BEDROOMS		3 BATHROOMS
	GARAGE		1.72 ACRES		FREEHOLD
	RURAL		2.690 SQ FT		GUIDE PRICE £2,000,000



The property

Foxborough House is a splendid four-bedroom detached family home offering almost 2,700 sq. ft of highly attractive accommodation arranged over two light-filled floors.

The main house has a sprawling ground-floor layout with three reception rooms and three bedrooms, all of which have beautifully presented décor and fittings. There is a welcoming reception hall with a sweeping staircase leading to the upper level and double doors leading to the main reception rooms. These include the well-proportioned drawing room with its handsome fireplace, which is fitted with a logburner, and its large windows overlooking the front garden. Adjoining the drawing room is the formal dining room, which has wooden flooring, a fireplace and a dual aspect, including French doors opening onto the garden. There is also a sunny garden room with a curved, panoramic southwest-facing window, while a door leads from the garden room to the kitchen, which features fitted units providing plenty of storage, as well as a range cooker with an extractor hood and

space for all the necessary appliances. The ground-floor utility room offers further space for appliances and home storage.

There are three double bedrooms on the ground level, one of which could be used as a study. The ground floor also has a family bathroom with an ornate roll-top bathtub, which has a shower attachment. Upstairs, the landing area acts as a dressing room with its built-in wardrobes, while the generous principal bedroom features further built-in wardrobes and eaves storage. There is also a luxury en suite shower room with a modern suite, including dual washbasins and a walk-in shower.

Additional accommodation comes in the form of the annexe, which is located to the first floor of the garaging block. It includes almost 1,000 square feet of accommodation, with a fully equipped kitchen, a drawing room, a dining room and one double bedroom, plus a shower room.



Outside

The house is set back from the road in extensive gardens, which back onto dense woodland. At the entrance, security gates open onto the driveway, which winds through the grounds to the paved parking area at the side of the house, as well as providing access to the double garage towards the rear. The gardens to both the front and rear have beautifully maintained lawns, with the front gardens featuring a patio across the front and side of the house, terraced beds with various shrubs, split-level lawns, a tranquil pond and various mature trees. At the rear there is a further area of lawn and an outdoor heated swimming pool surrounded by its own sun deck.

Location

The village of Aldworth is set in a peaceful rural location, in the heart of the Chiltern Hills Area of Outstanding Natural Beauty. The nearby village of Goring has several everyday amenities, including local shops, pubs and cafés, while sought-after Pangbourne is six miles away, with its excellent range of local facilities including a church, primary school, pubs and restaurants and a number of specialist shops, including an award-winning butcher and specialist cheese shop. Further schooling in the area includes Compton C.E. Primary School and The Downs School for secondary, both of which are in Compton and rated 'outstanding' by Ofsted. The more comprehensive amenities of Reading are 12 miles away (London, Paddington 45 mins), while Newbury is within 10 miles. The M4 (J13) is eight miles away and provides excellent access to the motorway network, London and its airports.



Distances

- Ashampstead 1.3 miles
- Streatley 3.3 miles
- Goring 4.4 miles
- Pangbourne 6.2 miles
- Newbury 10 miles
- Thatcham 10.2 miles
- Reading 12 miles

Nearby Stations

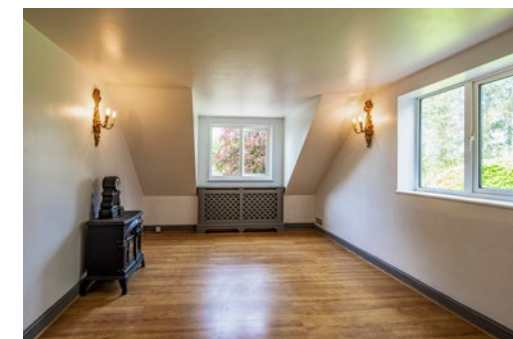
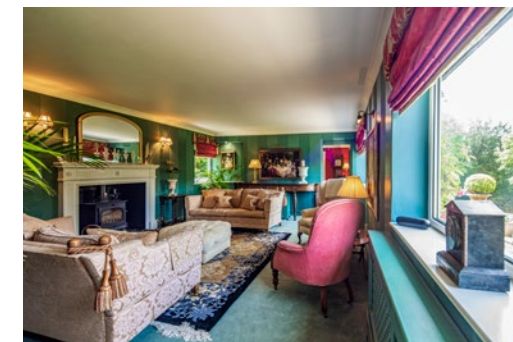
- Goring & Streatley
- Pangbourne
- Reading

Key Locations

- Beale Wildlife Park
- Thames Path near Pangbourne
- Basildon Park
- Mapledurham House
- The Living Rainforest
- Reading Museum
- Wallingford Castle

Nearby Schools

- Compton CE Primary School
- The Downs School
- St. Andrew's
- Cranford
- Moultsford Prep
- Pangbourne College
- The Oratory School
- Pangbourne College
- Rupert House School
- Downe House School





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

□ □ □ Denotes restricted head height

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Floorplans

House Gross internal area 2,690 sq ft (250 sq m)

Lodge Building internal area 957 sq ft (89 sq m)

Limited Use area 161 sq ft (15 sq m)

Total internal area 3,681 sq ft (342 sq m)

For identification purposes only.

Directions

RG8 9RY

what3words: ///qualified.once.variously - brings you to the driveway

General

Local Authority: West Berkshire Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: F

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

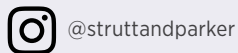
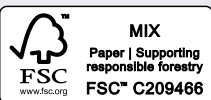
Pangbourne

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