

The Birches, Beckfords,
Upper Basildon



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An impressive contemporary family home in a sought-after West Berkshire village, featuring exceptional outdoor entertaining spaces, a swimming pool and stylish modern interiors throughout.

The Birches is a substantial and beautifully presented detached residence offering more than 2,400 sq ft of versatile accommodation, arranged over two generous floors.

The ground floor opens from a porch into a welcoming entrance hall featuring warm wood flooring. The spacious dual-aspect sitting room is a particular highlight, providing an elegant and light-filled space for relaxation, with French doors opening directly onto the rear terrace. For more formal entertaining, the dining room is accessed via an attractive arched opening, while a separate study offers an ideal environment for home working. Further accommodation is centred around a contemporary open-plan kitchen and breakfast room. This sleek, high-specification space is fitted with dark high-gloss cabinetry, integrated appliances and glazed doors opening onto the rear terrace, creating an excellent space for both day-to-day living and entertaining. A practical utility room, with direct access to the integral double garage, together with a shower room, completes the ground floor accommodation.

The first floor comprises five well-proportioned bedrooms arranged around a central landing. The principal bedroom forms a generous suite featuring built-in storage and a spacious en suite bathroom. The remaining four bedrooms are served by a well-appointed family bathroom.

To the front, a large gravel driveway provides ample parking for several vehicles and leads to the double garage. The rear garden has been thoughtfully designed for entertaining, featuring an expansive decked terrace with a glass-roofed pergola and built-in fire pit seating area. Beyond lies an outdoor swimming pool complemented by a bespoke pool bar and covered seating area. The remainder of the garden is laid predominantly to level lawn, bordered by mature trees and established hedging, offering a high degree of privacy together with attractive outlooks across the neighbouring countryside.

3,019 sq ft 280 sq m) | Freehold
5 bedrooms | 3 reception rooms
3 bathrooms | Swimming pool with bar area
Garage and driveway parking

Guide price £1,295,000

Location

The sought-after village of Upper Basildon is surrounded by attractive Berkshire countryside, yet within easy reach of Pangbourne, Reading and Newbury. Pangbourne offers a range of independent shops, riverside walks and a mainline station with direct services to London Paddington, while Reading provides extensive retail, cultural and business amenities. Newbury combines historic character with a comprehensive range of facilities.

The area is well regarded for its excellent schooling, including Pangbourne College, Bradfield College, St Andrew's and The Oratory, all within convenient driving distance. Communications are particularly good, with rail services from Pangbourne and Reading reaching London in under an hour, the M4 providing access to London, Heathrow and the West Country, and Heathrow Airport approximately 40 minutes away

General

Local Authority: West Berkshire Council
Services: Mains services electricity, water and drainage. Oil fired central heating.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



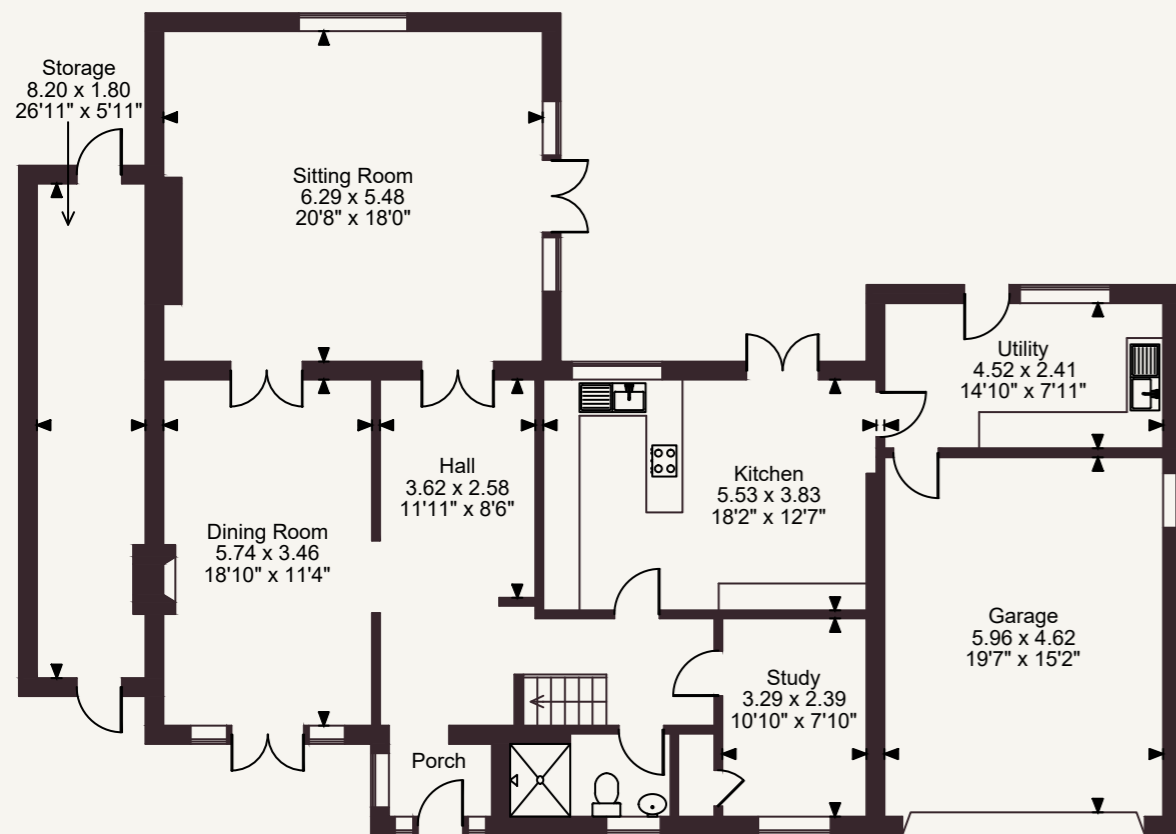
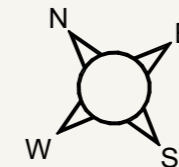
The Birches, Beckfords, Upper Basildon, Reading

Main House internal area 2,441 sq ft (227 sq m)

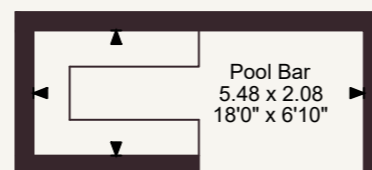
Garage internal area 296 sq ft (28 sq m)

Pool Bar & Storage internal area 282 sq ft (26 sq m)

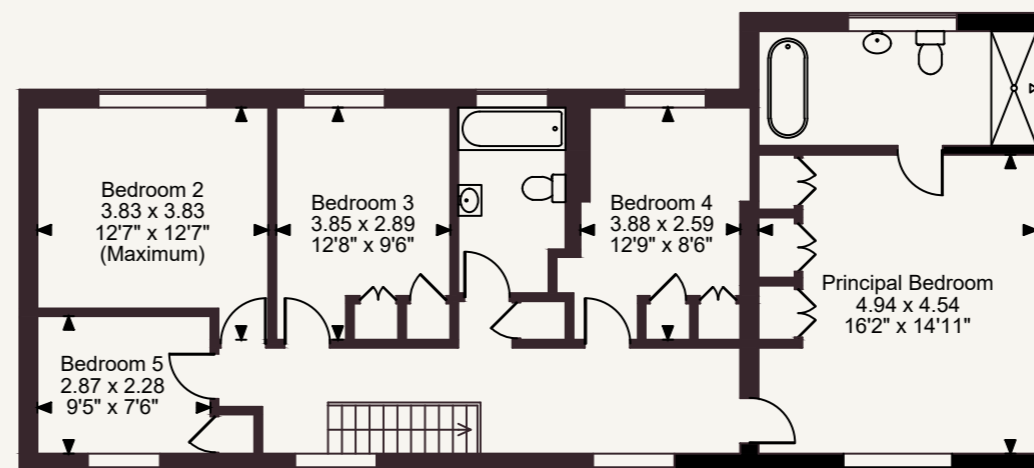
Total internal area 3,019 sq ft (280 sq m)



Ground Floor



Pool Shed = 282 x 279
Green House = 239 x 180



First 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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