

Woodlands, Beckfords
Upper Basildon



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Land and property. Since 1885.



2,843 sq ft (264 sq m) | Detached
Large principal bedroom with en suite | 5 further bedrooms
Period features | Double garage & carport

Guide price £1,450,000



A charming extended and restored late 1800's property in the heart of this sought after West-Berkshire village

Occupying a prominent position within the desirable village of Upper Basildon, Woodlands is a handsome detached period home that has been thoughtfully restored and sensitively extended to create an exceptional family residence. Believed to date from the late 1800s, the property combines the charm and craftsmanship of its heritage with carefully considered contemporary additions, resulting in a home of considerable character and practicality.

The beautifully balanced accommodation extends to nearly 2,500 sq ft and is arranged over three floors. At its heart is a generous kitchen, complemented by a separate utility room and designed to provide the ideal hub for modern family life. The adjoining dining room enjoys a striking glazed roof lantern that fills the space with natural light and creates an inviting setting for both everyday dining and entertaining.

The principal reception rooms are well proportioned, including an elegant family room and a separate sitting room, each enjoying attractive views over the gardens and offering warm, welcoming spaces in which to relax. One additional reception room provides excellent flexibility and is equally suited as a study, a library, playroom or snug, making the property ideal for those seeking versatile accommodation and home-working space.

The first floor is centred around an impressive principal bedroom suite with fitted storage and a beautifully appointed en suite shower room. Three further bedrooms and a family bathroom are arranged on this level, while the second floor provides two additional bedrooms, creating excellent guest accommodation or independent space for older children.

Outside

Approached via a gravel driveway providing generous off-road parking, the property is complemented by a detached double garage and adjoining carport, offering excellent storage and workshop potential.

The gardens provide an attractive and private setting, with established planting and mature trees framing the house. Thoughtfully landscaped to create a series of sheltered seating areas and lawns, they provide an ideal environment for outdoor entertaining and family life while enhancing the property's peaceful village setting.





Location

Woodlands occupies an enviable position in the heart of Upper Basildon, one of West Berkshire's most sought-after villages. Surrounded by rolling countryside and woodland, the area offers an exceptional quality of life with a strong village community, picturesque walking routes and easy access to the River Thames.

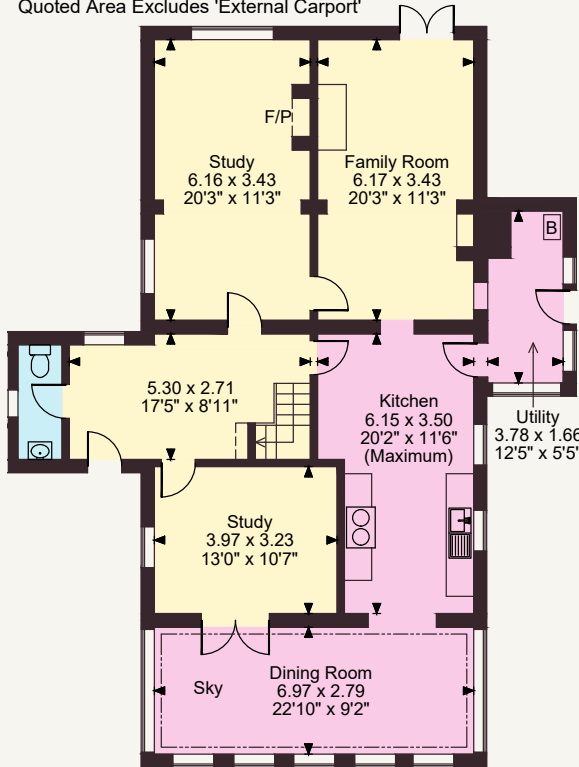
Nearby Pangbourne provides an excellent selection of independent shops, cafés, restaurants and everyday amenities, together with a mainline railway station offering regular services to London Paddington via Reading. The M4 is easily accessible, providing excellent road connections to Heathrow, London and the West Country.

The area is particularly well regarded for its excellent choice of schooling, including The Oratory, Bradfield College, Pangbourne College, St Andrew's Preparatory School and Downe House, together with highly regarded state schools.

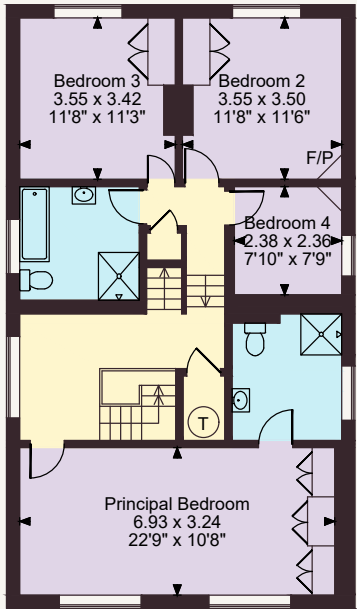
Postcode region: RG8



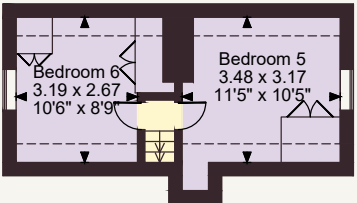
Woodlands, Beckfords, Upper Basildon, Reading
Main House internal area 230 sq m (2,472 sq ft)
Garage internal area 34 sq m (371 sq ft)
Total internal area 264 sq m (2,843 sq ft)
Quoted Area Excludes 'External Carport'



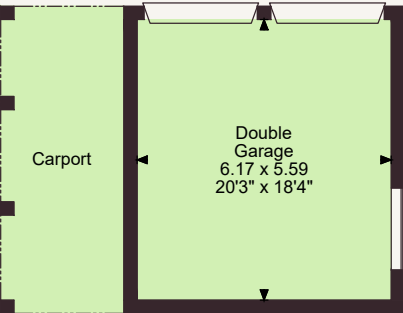
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Strutt
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Strutt & Parker Newbury

55 Northbrook Street, Newbury, RG14 1AN

01635 521707 | newbury@struttandparker.com

General

Local Authority: West Berkshire Council

Services: Mains services electricity, water and drainage. Oil fired central heating.

Council Tax: Band G

EPC Rating: TBC

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

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