

The Paddock, Bethesda Street,  
Upper Basildon, West Berkshire



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**A striking brick and flint family house in the heart of Upper Basildon backing onto mature woodland with grounds of over an acre with a swimming pool**

The Paddock is a well-presented detached home with attractive flint and brick elevations beneath a tiled roof. It extends to over 2,100 sq ft of light-filled accommodation, thoughtfully modernised to combine period charm with contemporary styling and quality finishes.

The welcoming entrance hall features warm wooden flooring that extends through much of the ground floor. The generous triple-aspect sitting room is a particular highlight, centred around a handsome stone fireplace with a wood-burning stove and featuring French doors that open directly onto the garden terrace. Across the hall is a formal dining room, perfect for entertaining, while a well-proportioned rear-aspect study with an adjacent cloakroom, provides a quiet space for home working. Further is the good sized open-plan kitchen and breakfast area that is designed for modern living. It is fitted with a range of contemporary cabinetry, integrated appliances, and a breakfast bar and there is ample space for a breakfast table. separate utility room offers additional storage, functionality, and convenient external access.

On the first floor, the spacious principal bedroom benefits from a comprehensive array of built-in wardrobes and a modern en suite bathroom. Four additional bedrooms, several with built-in storage, are served by a stylishly appointed family bathroom.

To the front, a generous, well-maintained garden is laid mainly to lawn and bordered by mature planting, with a gravel driveway providing ample parking and access to the garage. To the rear, the extensive landscaped garden forms a private oasis, with sweeping lawns framed by mature trees and hedgerows. A substantial stone-flagged terrace spans the rear of the house, providing an ideal space for al fresco dining and entertaining. The grounds also feature an outdoor swimming pool with a paved surround, a decorative pond and a charming timber-framed swing. The grounds benefit from a high degree of privacy, free from overlooking neighbours.

2,176 sq ft (202 sq m) | Freehold  
5 bedrooms | 3 reception rooms  
2 bathrooms | Double garage  
Swimming pool | 1.15 acres  
Village location

**Guide price £1,995,000**

### 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

Post Code: RG8

Local Authority: West Berkshire District Council

Services: Mains services electricity, water and drainage. LPG central heating. EV charging point.

Council Tax: Band G

EPC Rating: F

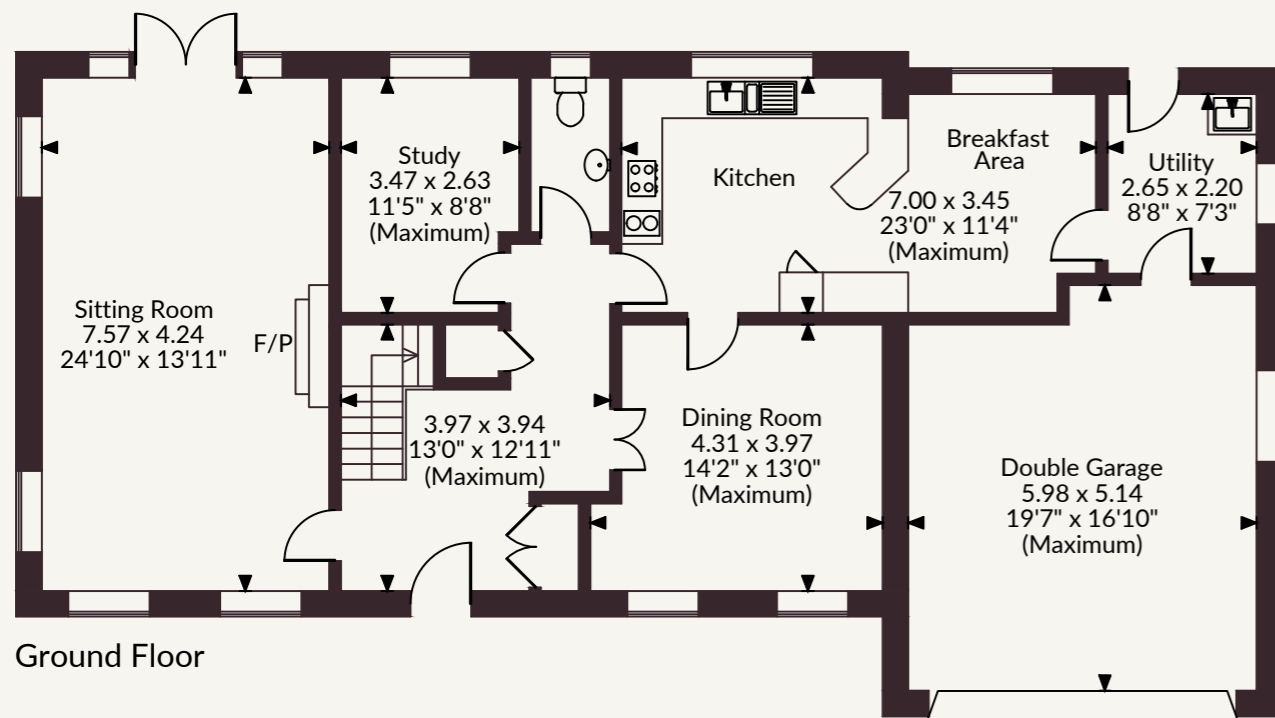
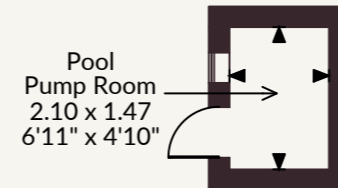
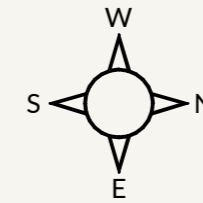
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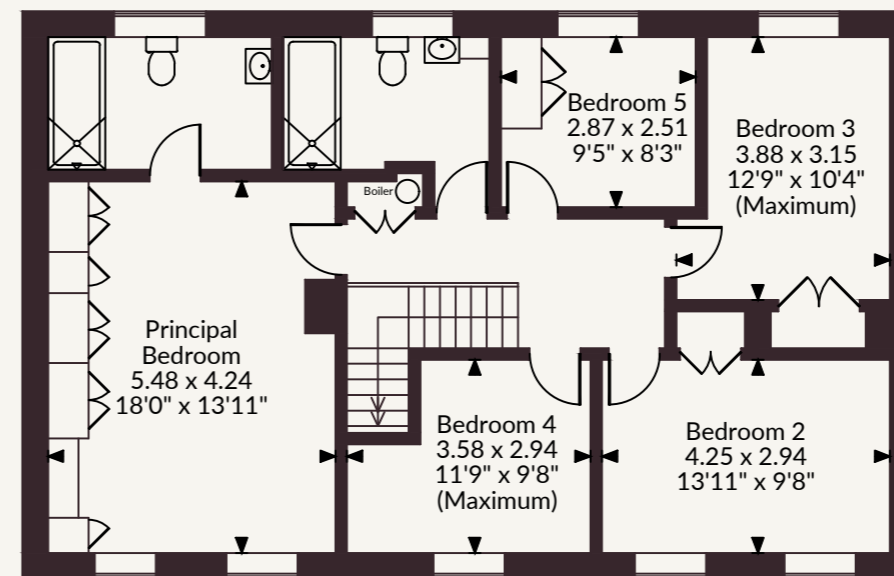


**Strutt & Parker Newbury**

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Ground Floor



First Floor

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