



Berroc

Upper Basildon, Reading

A standout family home combining elegant living spaces, a generous garden and a sought-after Upper Basildon setting

Berroc offers an opportunity to acquire a modern, well-configured village residence with flexible living space and excellent outdoor areas. The accommodation comprises four reception rooms, including a large conservatory opening onto the garden. The property combines tranquility with convenience in a prime Berkshire location.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



0.29 ACRES



FREEHOLD



VILLAGE



2,186 SQ FT



**GUIDE PRICE
£1,300,000**

The property

The ground floor opens into a bright and spacious reception hall, featuring wood-effect flooring and a turning staircase ascending to the first floor. To one side of the hall is the drawing room, a generously proportioned space with a central fireplace, dual-aspect windows, and large glazed doors leading to the terrace. On the opposite side is a family/music room, providing a versatile space for hobbies or relaxation, alongside a dedicated study offering an ideal environment for home working or quiet reading.

The kitchen/dining area, positioned towards the rear of the house, forms the central hub of the home. This expansive open-plan space is fitted with sleek cabinetry, integrated appliances, extensive preparation surfaces, and a dining area. From here, double doors lead into a light-filled conservatory that provides panoramic views of the garden and direct access to the patio, facilitating a seamless connection between indoor and outdoor spaces. Adjacent to the kitchen is a separate utility room, equipped with additional

cabinetry, a sink, space for laundry appliances, and a door providing external access to the garden.

On the first floor, the principal bedroom features a window overlooking the garden. It benefits from built-in storage and a private en suite shower room with a skylight. Three further bedrooms are also located on this floor, one of which could serve as an additional study, if required. A well-appointed family bathroom serves these rooms, completing the accommodation.



Outside

Berroc is approached via a gated entrance set into a low brick wall, which blends seamlessly into the surrounding hedgerow. The entrance opens onto a wide, paved driveway that provides parking for several vehicles. To one side, there is a detached timber-framed double garage with barn-style doors. The house itself boasts a handsome red brick exterior, white-framed windows, and a tiled roof. The rear garden is a particular highlight wrapping around the property and south-facing, predominantly laid to lawn and bordered by hedging and trees, creating a private, green backdrop. A generous paved terrace runs along the rear of the house, offering ample space for outdoor dining and entertaining, with access from the kitchen/dining area, drawing room, and conservatory. Formal planting beds add visual interest, while the overall garden layout provides both open lawn space and defined seating areas, ideal for family enjoyment or quiet relaxation.

Upper Basildon is a desirable village in West Berkshire surrounded by open countryside yet conveniently positioned for access to local services. Nearby Pangbourne, just 2 miles away, offers a variety of shops, cafés, restaurants and a mainline station with direct services to London Paddington (journey time from 50 minutes). The M4 motorway is easily reached, connecting to Reading, Newbury, Heathrow Airport and central London. Recreational opportunities are abundant, with riverside walks, riding, and cycling routes across the Berkshire Downs and along the Thames. Larger centres such as Reading and Newbury offer a wide range of shopping, cultural and leisure facilities, making this a well-connected and highly desirable location.



Location

Distances

- Pangbourne 2.5 miles
- Reading 7.0 miles
- Central London 52.4 miles

Nearby Stations

- Pangbourne
- Goring

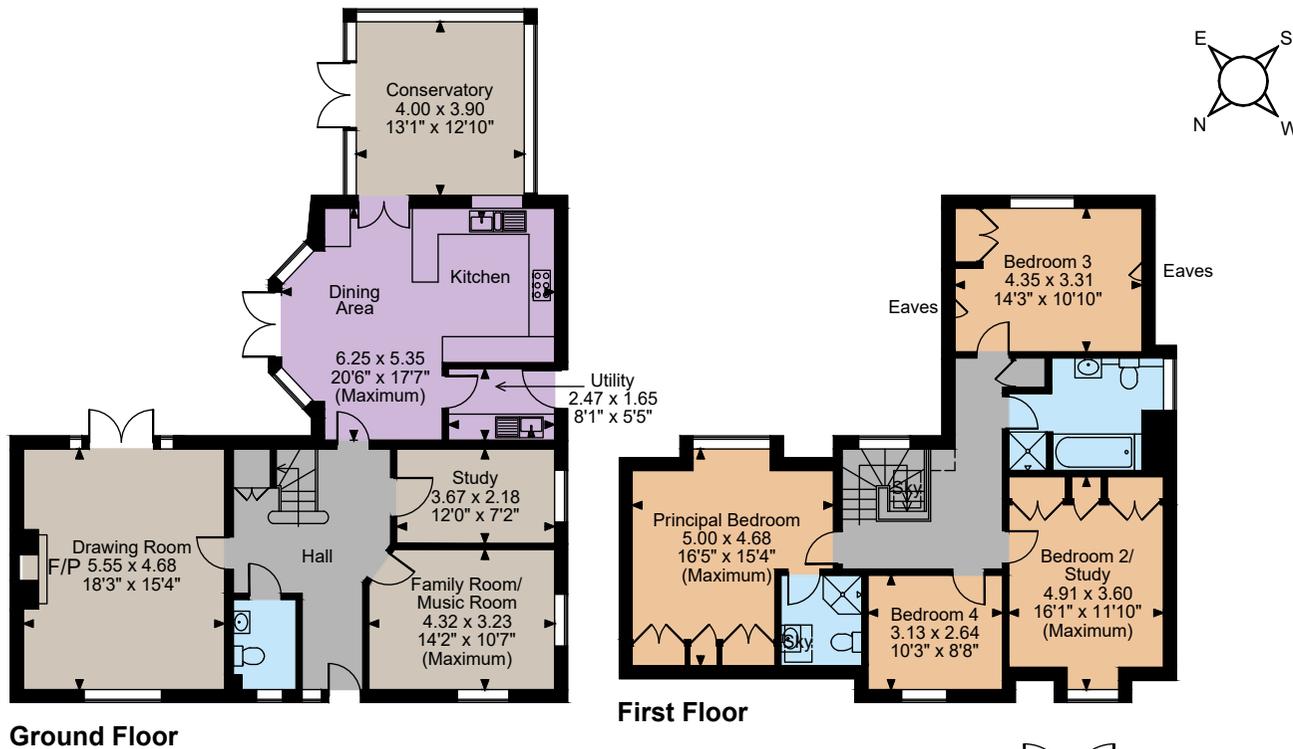
Key Locations

- Basildon Park (National Trust)
- Beale Wildlife Park
- The Living Rainforest
- Royal Berkshire Shooting School
- The Ridgeway National Trust

Nearby Schools

- Pangbourne College
- St Andrew's School
- Bradfield College
- The Oratory School
- The Oratory Preparatory School
- Bradfield Primary School





Floorplans

Main House internal area 2,186 sq ft (203 sq m)
 Garages internal area 472 sq ft (44 sq m)
 Total internal area 2,658 sq ft (247 sq m)
 For identification purposes only.

Directions

RG8 8SU

what3words: ///linguists.sank.louder - brings you to the driveway

General

Local Authority: West Berkshire

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: C

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

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

☐☐☐ Denotes restricted head height

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