



Lescun, Pangbourne Road, Upper Basildon

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Lescun, Pangbourne Road, Upper Basildon, Reading, RG8 8LN

An attractive detached home with large private gardens and versatile outbuildings in thriving Upper Basildon

Pangbourne station 2.3 miles (London Paddington 45 mins), M4 (J13) 10.2 miles, Reading 8.4 miles

Entrance hall | Sitting area | Dining area
Conservatory | Kitchen | Utility | Principal bedroom with dressing room | 3 Further bedrooms | Family bathroom | Shower room
2 Offices | 2 Further outbuildings | Garden | EPC rating F

The property

Lescun is an appealing detached family home that offers a range of adaptable accommodation across two light-filled floors, and benefits from a trio of outbuildings currently being used as an established nursery business.

The airy entrance hallway with its stairway rising to the first floor leads initially to two of the property's four well-proportioned bedrooms, both enjoying plenty of natural light and access to the modern family bathroom with its d-shaped bathtub. The accommodation opens to the sociable and open-plan living areas, comprising a welcoming sitting and dining area with feature fireplace and double doors to the sunny south-facing conservatory offering views and access to the peaceful garden. The handsome kitchen enjoys a range of contemporary navy and white contrasting shaker-style cabinetry with a butler sink and range cooker and an archway flowing to the useful adjoining utility space.

The first floor houses two attractive bedrooms with eaves storage which are well served by a central shower room. The principal room benefits from a skylit dressing room and the second bedroom from a walk-in bay window with tranquil views of the garden.

Outside

The property resides in a generous plot backing onto green countryside, with a large enclosed gravelled driveway bordered by fencing and a variety of colourful established shrub borders and neat planting. The rear garden comprises a paved south-facing sun terrace and further level lawn, with a myriad of mature shrubs and plants leading to a rear bark-laid play area nestled within tall trees. Two large outbuildings with kitchen facilities, cloakrooms and a conservatory offer a wealth of potential, with a pair of separate offices ideal for those working from home.

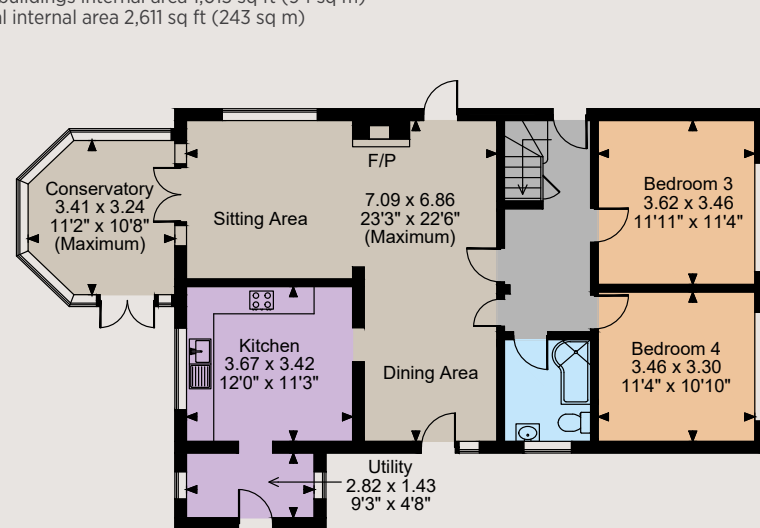
Location

Upper Basildon has a recreation ground, tennis courts, village hall, schools and a popular public house. The nearby Thameside village of Pangbourne provides an excellent range of local shops and services and a mainline rail link to London Paddington. The more comprehensive amenities of Reading are approximately 8 miles distant, with the M4 offering convenient road links. Notable nearby schools include Pangbourne College, Oratory Prep, St. Andrew's, Bradfield College and The Oratory.

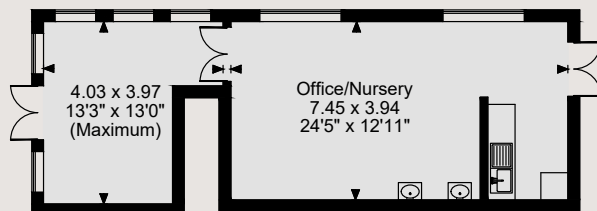




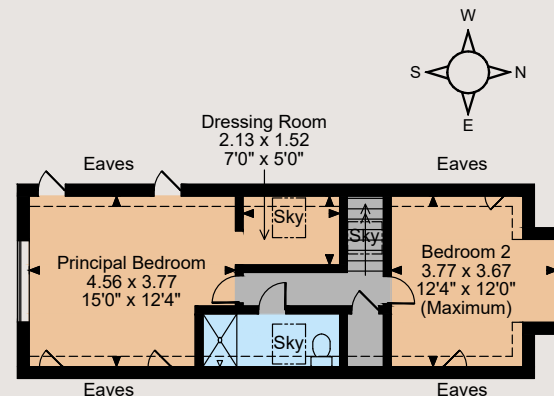
Lescun, Pangbourne Road, Upper Basildon, Reading
 Main House internal area 1,529 sq ft (142 sq m)
 Office internal area 69 sq ft (6 sq m)
 Outbuildings internal area 1,013 sq ft (94 sq m)
 Total internal area 2,611 sq ft (243 sq m)



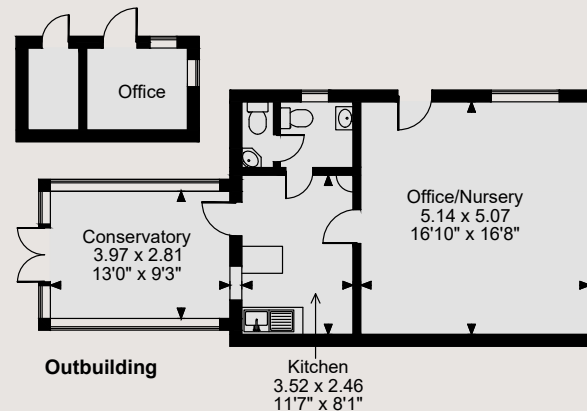
Ground Floor



Outbuilding



First Floor

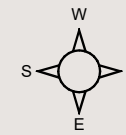


Outbuilding

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

□ □ □ □ Denotes restricted head height

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Directions

From Strutt & Parker's Pangbourne office head south-west on the High Street (A329), taking the first exit at the roundabout onto Church Road (A340) and turning right onto Pangbourne Hill and Pangbourne Road. In just 1 mile, the property will be on the left.

General

Local Authority: West Berkshire Council
Services: Mains electricity, water and drainage

Council Tax: Band E

Tenure: Freehold

Offers in excess of: £1,250,000

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

Pangbourne

1 High Street, Pangbourne, Berkshire RG8 7AE

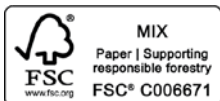
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