Woodlea Cottage Reading Road, Lower Basildon, West Berkshire, RG8 9NL
£525,000 Freehold

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- 2258 sq. ft 3 Bedroom Detached Bungalow Requiring Modernisation
- Kitchen Breakfast Room & Utility Area
- Driveway Parking with Double Garage
- Substantial Rear Garden
- 3 Reception Rooms & Conservatory
- Oil Fired Central Heating
- No Onward Chain
- Potential To Redevelop - Subject To Local Planning Consents

Situated in the highly sought after village of Lower Basildon, this impressive three bedroom extended detached bungalow presents a rare opportunity to acquire a substantial and versatile home occupying a generous plot on the western outskirts of Reading.

Lower Basildon is an attractive Thameside village ideally positioned between the desirable villages of Goring and Pangbourne, both of which offer mainline railway stations providing convenient connections to London and beyond, together with a good selection of independent shops, cafes, restaurants and everyday amenities. The surrounding area is renowned for its beautiful countryside, riverside walks and picturesque villages, making this an appealing location for those seeking a peaceful setting whilst remaining within easy reach of Reading and wider transport links.

The property provides approximately 2,258 square feet of well proportioned accommodation arranged over a single level, offering excellent flexibility for modern family living. Upon entering, the welcoming entrance hall provides access to the principal reception rooms and bedroom accommodation, together with a useful cloakroom and bathroom.

The accommodation includes a spacious family room, separate dining room and a generous living room, providing a variety of areas for both everyday living and entertaining. The living accommodation is further enhanced by a conservatory, which enjoys views and access towards the garden and creates a pleasant connection between the house and the outdoor space. The kitchen breakfast room forms a practical and sociable heart to the home, offering ample space for cooking, informal dining and family life. A separate utility room provides additional storage and practical household facilities. There are three bedrooms in total, with bedroom one being a particularly impressive feature of the property. This room benefits from a vaulted ceiling, creating a wonderful sense of volume, space and natural light.

Externally, the property benefits from a secluded frontage with ample driveway parking, providing considerable convenience for multiple vehicles and guests. There is also a double garage, offering excellent additional storage and parking provision, with potential for a variety of uses subject to any necessary consents. To the rear is a large and established garden, featuring a mature selection of trees and providing an excellent degree of privacy and seclusion. The size of the plot is a particularly notable feature of the property and offers considerable scope for those looking to enhance, remodel or potentially extend the existing accommodation, subject to the necessary local planning consents.

The combination of a substantial existing home, generous plot, extensive driveway, double garage and attractive village location makes this an exciting opportunity for a purchaser seeking a property with both immediate appeal and significant future potential. This rarely available bungalow offers spacious and adaptable accommodation in an exceptionally desirable Thameside setting, with the amenities and mainline railway connections of both Goring and Pangbourne within easy reach.

Please contact Sansome & George Tilehurst branch to make an appointment to view.
Council Tax Band E - West Berkshire.

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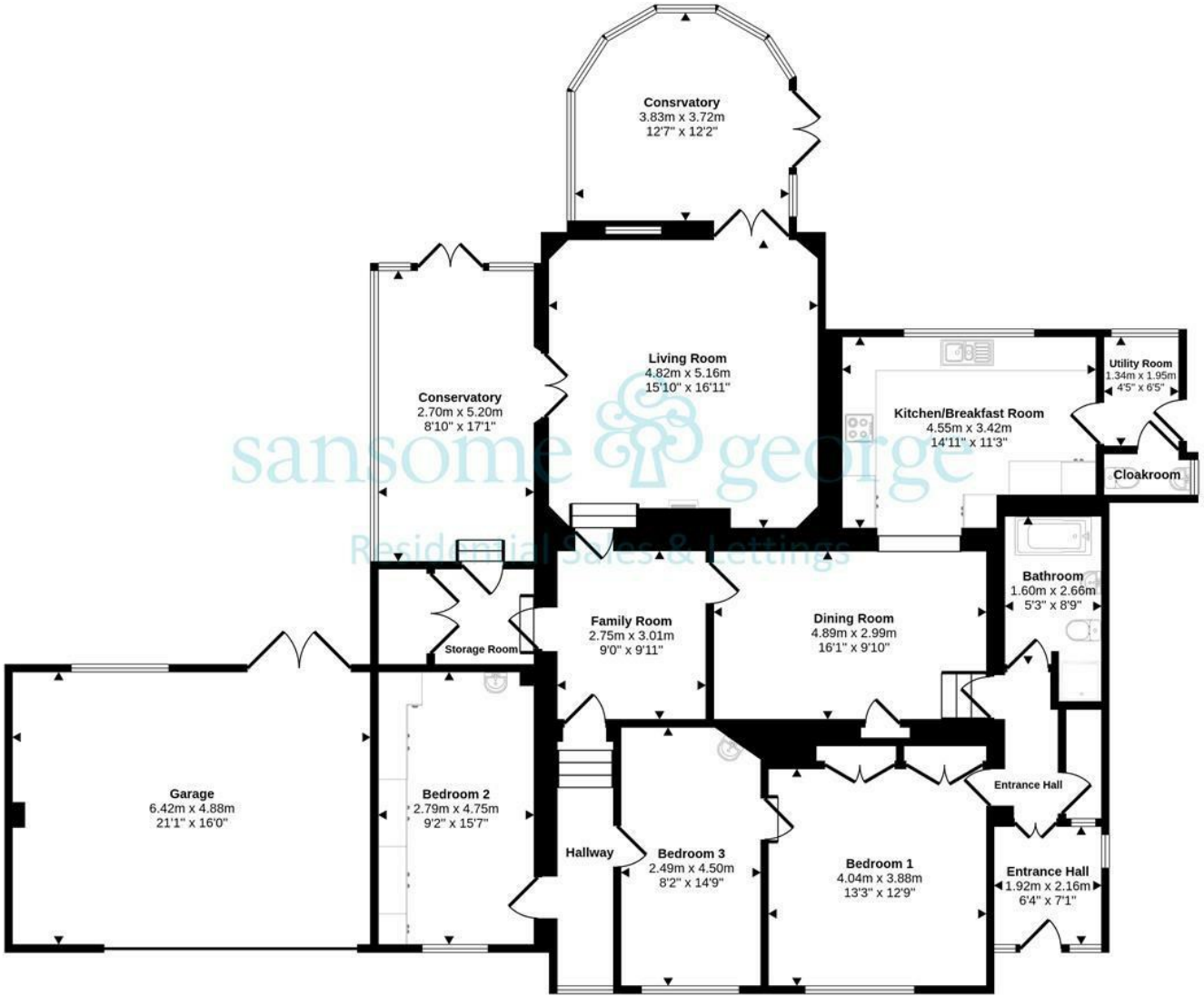
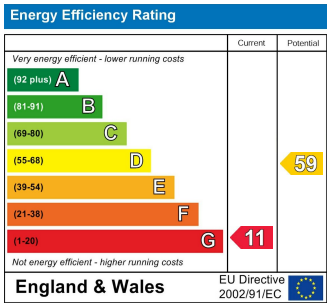
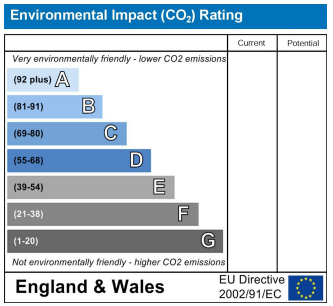
Approx Gross Internal Area
210 sq m / 2258 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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