THE ORCHIDS

Reading Road, Lower Basildon, RG8 9NL

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The house has been totally refurbished to a high standard and now provide 5 bedrooms and fantastic living and entertaining space, all at ground level.

The property is accessed at the front of the property from the private parking area/ front garden. The hall provides access to a downstairs toilet and interconnects with the kitchen/dining room, sitting room, all bedrooms and the family bathroom.

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Ground Floor

- Kitchen/dining with dual aspect windows base and wall units and island with integrated appliances (hob, oven, fiidge freezer (70/30 split), dishwasher & microwave)
- Access to utility room, french doors leading to the patio.
- Utility room with integrated washer drier and door to garden.
- Sitting room with dual aspect windows.
- Bedroom I , rear aspect with wardrobe and en-suite I.
- Bedroom 2, front aspect with wardrobe and en-suite 2.
- Bedroom 3, rear aspect with wardrobe
- Bedroom 4, front aspect.
- Bedroom 5, front aspect.

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Outside Space
Entered via a five bar gate to gravel drive with ample parking for 4 cars. Rear garden will be enclosed by timber fencing with patio area and garden laid mainly to lawn with a shed for bikes and garden equipment storage.

Services
Mains electricity, water, sewage and BT. Heating via LPG boiler to radiators. Principal rooms wired for Freeview TV and cabled for satellite (dish not provided).

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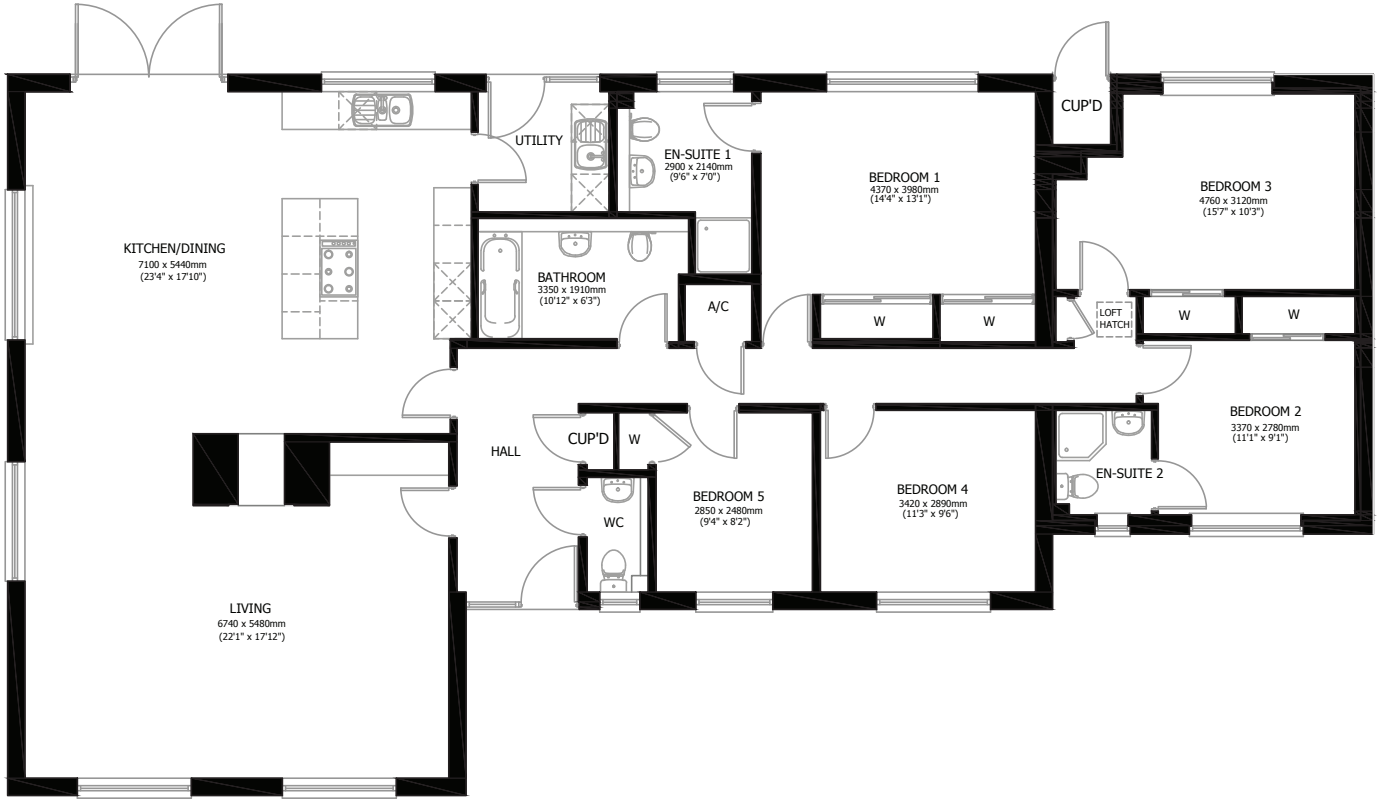

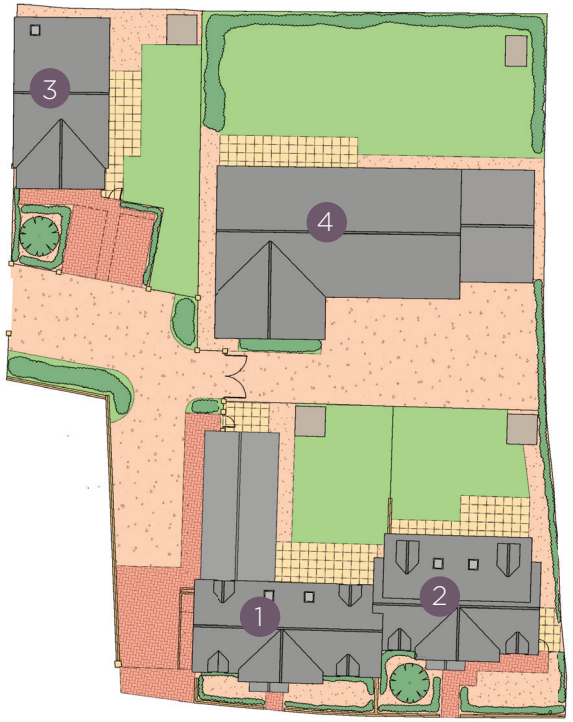

FLOOR PLAN

THE ORCHIDS

The Developer

Ressance are based in Newbury West Berkshire and have built a solid reputation for developing high quality new homes. We understand that buying a new property as a home or buy-to-let investment is a major decision, which is why our emphasis is on achieving maximum client satisfaction by getting it right first time all the time!

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Location

Lower Basildon is roughly equidistant from Pangbourne to the South East and Streatley to the North West. It enjoys wonderful views over the River Thames and the beautiful surrounding countryside. Pangbourne (about two miles) has a range of award winning independent shops, supermarkets, cafés and restaurants, a health centre and a mainline station to London Paddington (53 mins).

Closer to home, there is a local shop next door for day-to-day needs. There are good primary schools in Pangboume and nearby Upper Basildon and Theale Green school has a pick-up and drop-off service in Pangbourne. St Andrews school, Pangboume College and Bradfield College are all nearby, with the extensive facilities of Bradfield College,including 25 metre swimming pool being open to the public.

For further information,
visit www.ressance.co.uk
or call 01635 521133