



3 THE CHANDLERY BASINGSTOKE ROAD PADWORTH RG7 4AF

– Mainline stations at Reading 5 miles, Newbury 9 miles, Basingstoke 12 miles
– M4 (J12) 4 miles
– Aldermaston station a 2 minute walk providing regular trains to Reading and London Paddington

Entrance hall · cloakroom · sitting room · kitchen with built in appliances and ceramic flooring · opening to a dining area · principal bedroom with en suite and dressing area · second bedroom · family bathroom · private parking for 2 cars · garden · double-glazing · Energy Rating B

SITUATION

Aldermaston is a pretty village with local facilities including a pub, shop and a popular village school. The village is centrally located between Newbury, Reading and Basingstoke with good access to the M4 (junction 12) and there is a mainline station in Aldermaston with regular services to Reading and London Paddington.

DESCRIPTION

This attractive and beautifully finished 2 bedroom house offers a rare opportunity to live in this highly desirable Wharfside development within easy reach of the Kennet & Avon canal and other extremely useful facilities. The front door opens to a long entrance hall with stairs to first floor and a useful ground floor cloakroom. There is a spacious sitting room with large sliding doors giving views and access onto a pretty garden, at the rear of the property there is an impressive fitted kitchen with integrated Bosch appliances and Porcelanosa ceramic flooring, this opens to a useful dining area which benefits from a door accessing an additional area of garden and gated access onto the street.

AN ATTRACTIVE AND CONTEMPORARY 2 BEDROOM VILLAGE HOUSE WITH A LOVELY ASPECT CLOSE TO THE KENNET & AVON CANAL. THE PROPERTY BENEFITS FROM PRIVATE PARKING, GENEROUS KITCHEN/ DINING AREA AND PRINCIPAL BEDROOM WITH EN SUITE AND DRESSING AREA.



Upstairs the feeling of light, space and quality continues with an extremely impressive principal bedroom with dressing area including extensive wardrobing which leads to a fantastic en suite with a large shower, Porcelanosa tiling and chrome fittings. The upstairs accommodation is completed with a second bedroom and an equally luxurious main bathroom.

OUTSIDE

This impressive development was built by well reputed local developers, Rivar and is well situated for exploring the beautiful Kennet & Avon canal and nearby the Canal Trust Tea Rooms and the property benefits from private parking for 2 cars and offers a generous garden with large patio and well-tended lawns which benefit from westerly afternoon sun.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity, gas fired central heating, private drainage

Service Charge £296pa as a contribution to up keep of communal parts.

Local Authority: West Berkshire Council – 01635 551111

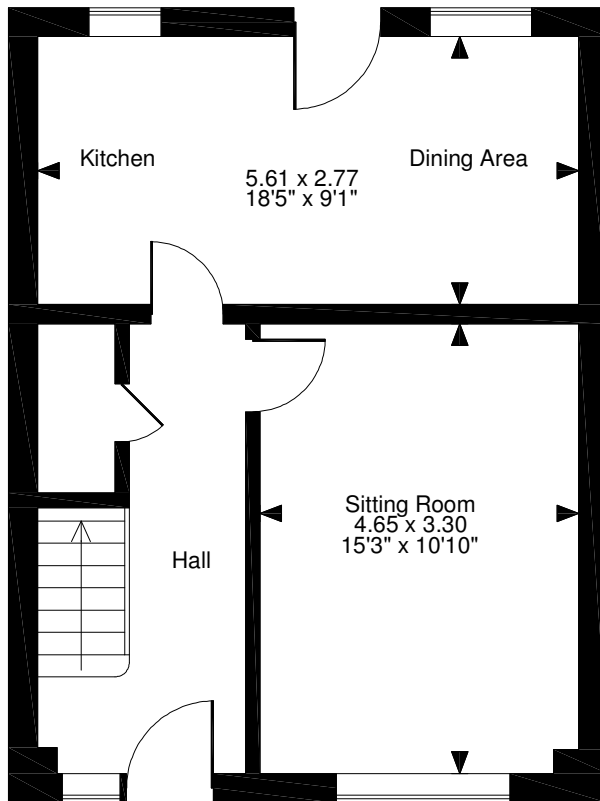
Council Tax: Band D

Viewing: By prior appointment through the Newbury office 01635 263010

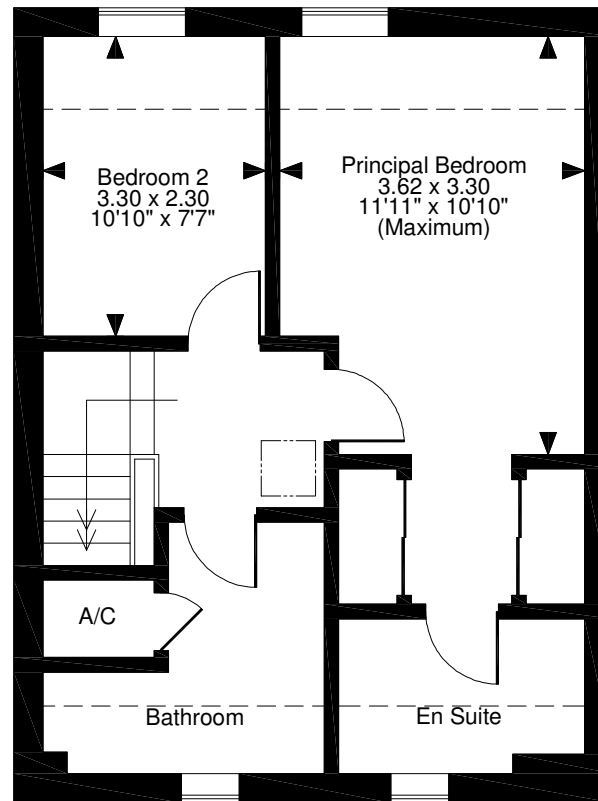
Directions: Please use post code RG7 4AF. On turning into Wharfside bear right just before the tea rooms into The Chandlery, number 3 can be found on the right hand side.



The Chandlery, Basingstoke Road, Padworth, Reading
Approximate Gross Internal Area
Main House = 821 sq ft / 76 sq m
Restricted Head Height Areas = 85 sq ft / 8 sq m
Total (Including Restricted Head Height Areas) = 906 sq ft / 84 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Offices throughout the UK



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