



**3 THE CHANDLERY**  
Padworth

**Carter Jonas**

### **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

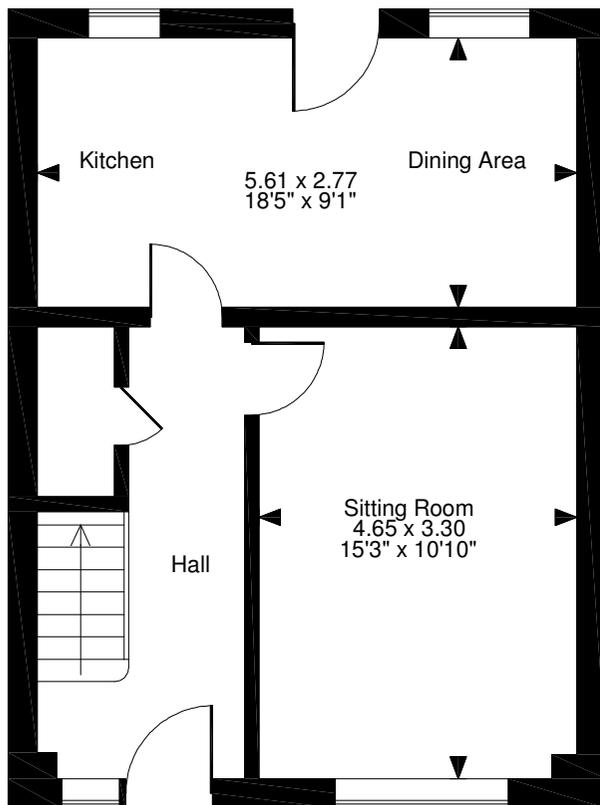
**Council Tax:** Band D

**Viewing:** By prior appointment through the Newbury office 01635 263010

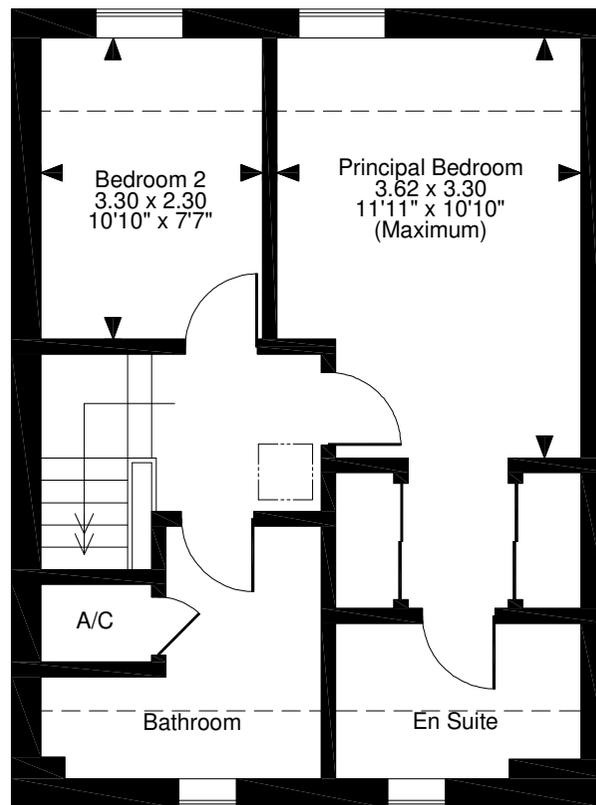
**Directions:** Please use post code RG7 4AF. On turning into Wharfside bear right just before the tea rooms into The Chandlery, number 3 can be found on the right hand side.



**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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8483934/SS



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

**Newbury 01635 263000**

[newbury@carterjonas.co.uk](mailto:newbury@carterjonas.co.uk)

51 Northbrook Street, Newbury, RG14 1DT

**[carterjonas.co.uk](http://carterjonas.co.uk)**

Offices throughout the UK



**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.