



Oakfield Farm, Whitemoor Lane, Upper Basildon, Berkshire

Guide Price: £2,100,000

Six bedrooms | Guest annexe | 7 acres | Stables | Arena | Double garage

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An outstanding opportunity awaits with this exceptional detached property, perfectly situated in an enviable rural position, surrounded by the breathtaking beauty of the Upper Basildon countryside. Set within approximately seven acres, this property offers an idyllic lifestyle with an excellent range of equestrian facilities.

The house itself is a substantial and tastefully decorated country home, with ample living space spanning an impressive 3,380 square feet. The versatile accommodation includes 6 bedrooms, 4 reception rooms, a gym/home office, and a guest annexe. The property is approached via a private driveway and surrounded by immaculately maintained, mature gardens. An open oak frame garage provides undercover parking for two vehicles.



To the rear of the property is a delightful south-facing terrace with views over the fields; ideal for outdoor entertaining.

The equestrian facilities of this property are truly exceptional. The paddocks, encompassed by natural boundaries and post and rail fencing, are connected via a central walkway, offering ease of access and efficient management. The stables are split into two blocks of three and five, and include a tack room, a hay barn, and a tractor store. Furthermore, there is ample parking space to accommodate a horsebox, or trailer. The arena measures 30 x 40m and benefits from a Flexi Ride rubber surface and low level lighting. There is direct access to extensive off road hacking via a peaceful lane.

Upper Basildon is a highly regarded semi-rural village, nestled in a stunning country setting that is perfect for walking and horse-riding enthusiasts. Residents of Upper Basildon benefit from a close-knit community with an active social and sports scene. The village proudly boasts the renowned Red Lion Pub, known for its excellent food and warm hospitality.

Outdoor enthusiasts can take advantage of the village's amenities, such as tennis courts, football fields, cricket grounds, and a recreation field. Additionally, the village hall serves as a hub for various activities, including toddler groups, amateur dramatics, yoga classes, and exercise sessions.



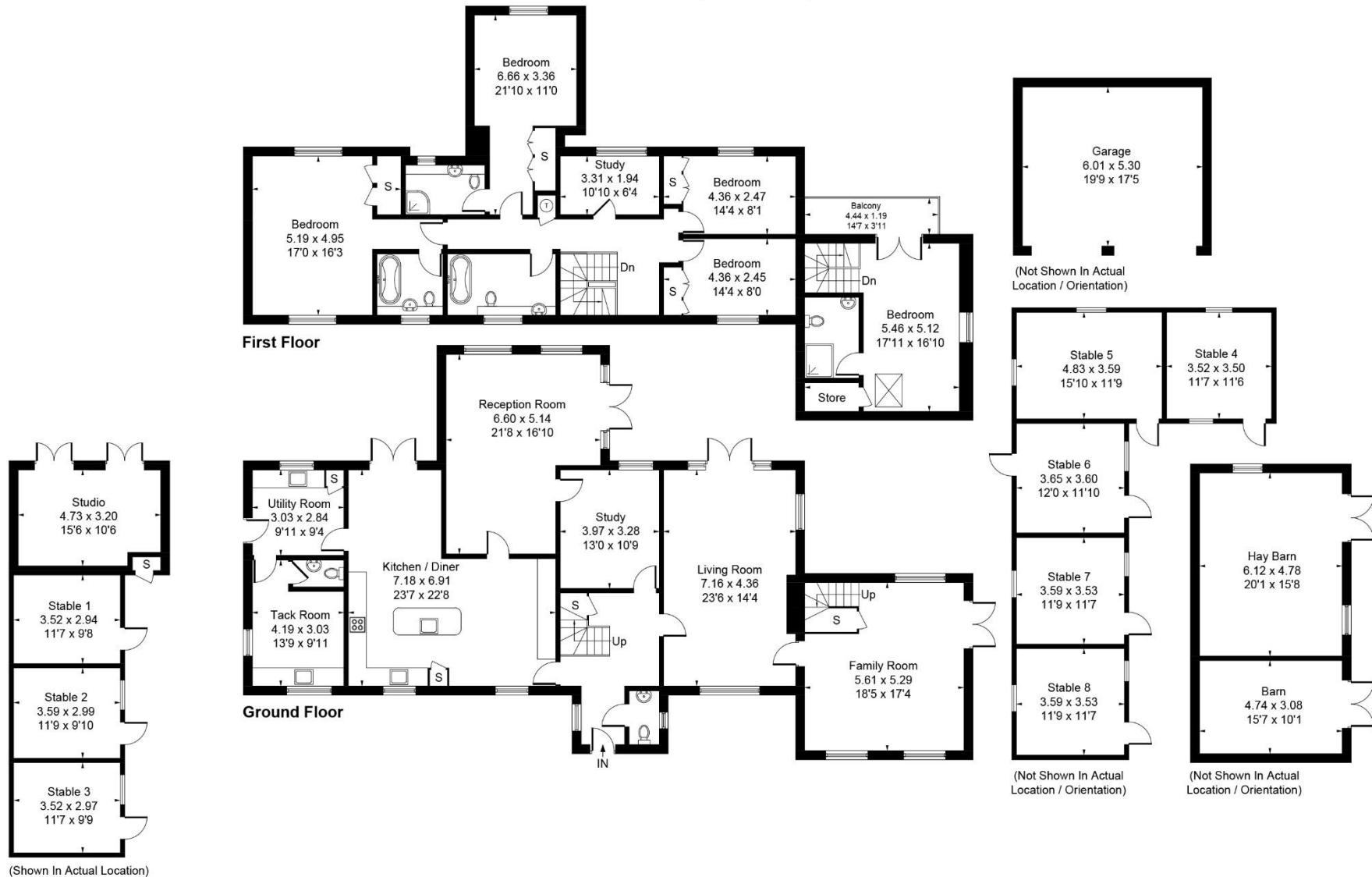
Upper Basildon offers easy access to Pangbourne, a vibrant village located less than a 10-minute drive away. Pangbourne is home to a wide range of amenities, including a variety of shops and restaurants, mainline train station, and further recreational facilities. The train station provides direct links to London Paddington in just 40 minutes, making commuting to the city a breeze. M4 Junction 12 can be reached in just 8 minutes by car, giving access to the M40 and A34.

The larger towns of Reading and Newbury are both within easy reach and provide a comprehensive range of facilities.

Several well-regarded schools are available in the wider area, including St Andrew's Prep, Moulsoford Prep, Cranford House, The Oratory, Pangbourne College, Reading Blue Coat, Queen Anne's and Bradfield College.



Approximate Gross Internal Area = 327.58 sq m / 3526 sq ft
 Studio = 15.86 sq m / 171 sq ft
 Garage = 31.80 sq m / 342 sq ft
 Barns = 45.05 sq m / 485 sq ft
 Stables = 103.32 sq m / 1112 sq ft
 Total = 523.61 sq m / 5636 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.