



ROBINS WOOD ALDWORTH ROAD, UPPER BASILDON, READING, BERKSHIRE, RG8 8NG

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Robins Wood, Aldworth Road, Upper Basildon, Reading, Berkshire, RG8 8NG Freehold

0118 4022300 | reading@winkworth.co.uk

FIVE-BEDROOM DETACHED RESIDENCE OFFERING NEARLY 5,000 SQ. FT

Welcome to Robins Wood, a striking five-bedroom detached residence offering nearly 5,000 sq. ft. of beautifully appointed living space. Set along a quiet and highly sought-after private road in the heart of Upper Basildon, this exceptional family home is nestled within 0.62 acres of landscaped gardens and delivers a rare combination of modern luxury and versatile design.

From the moment you arrive, Robins Wood impresses with its elegant architecture and sweeping frontage. The property unfolds to reveal a thoughtfully designed interior ideal for multi-generational living, with a flexible layout that includes a ground-floor bedroom suite, fully adapted for wheelchair use, and a self-contained annexe above the garage-perfect for guests, extended family, or independent living.

At the heart of the home lies a magnificent 50-foot kitchen, living, and dining room, crowned by a vaulted ceiling and framed by a glass apex that floods the space with natural light and captures views of the surrounding gardens. A haven for culinary enthusiasts, the kitchen is fitted with premium appliances and finished with polished granite surfaces, creating a sociable hub for entertaining and family gatherings.

The accommodation flows effortlessly, offering additional reception rooms that adapt easily to suit your lifestyle, whether as a study, library, playroom, or snug. A secondary kitchen and utility room provide extra convenience, while an air-conditioned wine store adds a luxurious touch.

Upstairs, four generously proportioned bedrooms ensure space and privacy for every family member. The principal suite offers serene garden views, extensive wardrobes, and

a contemporary wet room. Each additional bedroom is complemented by modern bathroom facilities, supporting comfortable family living.

Outside, Robins Wood continues to delight. The beautifully maintained garden is a tranquil retreat, with sweeping lawns, mature planting, and secluded corners perfect for quiet reflection or summer entertaining. A spacious driveway and garage provide ample parking and storage.

Surrounded by open countryside and located moments from Pangbourne village, this home enjoys the best of both worlds-peaceful rural living with easy access to amenities, outstanding schools, and commuter links via Pangbourne station to London Paddington, Oxford, and Reading.

Robins Wood is connected to mains water and drainage, benefits from oil-fired central heating, and is serviced by ultra-fast Gigaclear broadband.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	67 D
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Floor 2

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Approximate total area⁽¹⁾

4405 ft²
409.1 m²

Reduced headroom

221 ft²
20.5 m²

(1) Excluding balconies and terraces

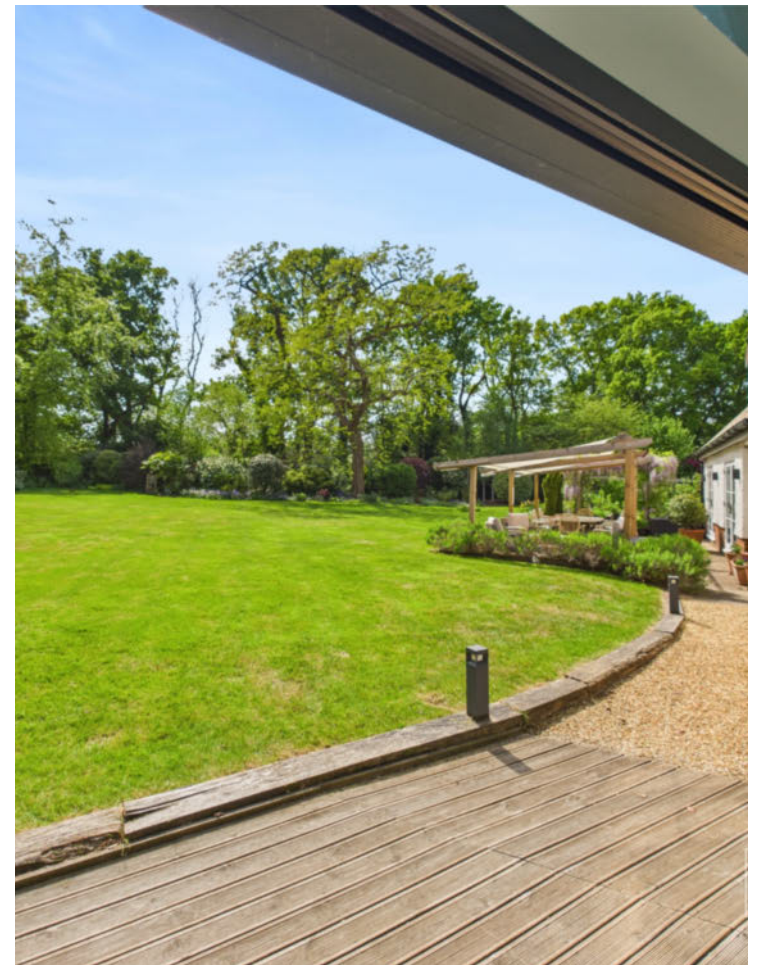
Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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LOCATION

Upper Basildon is a picturesque and highly sought-after village nestled in the heart of the Berkshire countryside. Renowned for its blend of period charm, natural beauty, and modern convenience, the village offers an idyllic rural lifestyle within easy reach of London, Reading, and Oxford.

Surrounded by rolling fields, woodlands, and bridle paths, Upper Basildon is a haven for walkers, cyclists, and equestrian enthusiasts. The village maintains a strong sense of community, centred around its charming church, village green, and well-regarded primary school.

Despite its tranquil setting, Upper Basildon enjoys excellent connectivity. The neighbouring village of Pangbourne is just a few minutes' drive away, offering an array of shops, cafés, pubs, and essential amenities, as well as a mainline station with direct trains to London Paddington.

Families are well-served by a range of excellent state and independent schools, including Bradfield College, Pangbourne College, The Oratory, and St. Andrew's Preparatory School. Sports and leisure opportunities abound, from local golf courses and tennis clubs to nearby Bradfield College Sports Centre and the prestigious Royal Berkshire Shooting School.

Upper Basildon represents the perfect balance of countryside living and modern accessibility-ideal for those seeking space, serenity, and community without compromising on convenience.



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Blagrove House, 17 Blagrove Street, Reading, Berkshire, RG1 1QB
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winkworth.co.uk/reading

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