



3 THE TRIANGLE

UPPER BASILDON ♦ BERKSHIRE

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READING - 7 miles ♦ OXFORD - 19 miles ♦ HENLEY on THAMES - 13 miles ♦ NEWBURY - 10 miles ♦ M4 (J12) - 6 miles ♦ M40 (J6) - 15 miles ♦ HEATHROW - 40 miles ♦ Mainline Railway Station to LONDON PADDINGTON within the hour - 2 miles (Distances and times approximate)

Located in the centre of this popular Berkshire village, yet within close proximity of extensive facilities including M4 at Theale and mainline commuter trains for London Paddington in under the hour.

Dating back to the mid 19th Century and with historic links to the Basildon Estate, a beautifully presented 3 bedroom, 2 bathroom end of terrace cottage with charm and character. Affording spacious accommodation of approximately 1087 sq ft, including a detached utility room with separate home office. The cottage has a wraparound garden and private driveway for 2 cars.

♦ Private Driveway

♦ Covered Front Porch

♦ Covered Side Porch

♦ Kitchen / Breakfast Room

♦ Cloakroom

♦ Dining Room

♦ Sitting Room With Multi Fuel Stove

♦ Main Bedroom With En-Suite Shower Room

♦ 2 Further Bedrooms

♦ Family Bathroom

♦ Detached Utility Room and Separate Home Office

♦ Wraparound Private Gardens



SITUATION

The village of Upper Basildon sits on the edge of the Berkshire Downslands in an area of 'Outstanding Natural Beauty' with far reaching scenic countryside surrounding it on all sides.

The village itself offers a range of amenities including a parish church, community Post Office, highly regarded C of E primary school, and a traditional Public House serving local ale and food. A splendid new village hall which has become the centre for a variety of community sports and activities utilising its adjoining sports field and tennis courts exists also. A local bus company runs a limited service from the village to Pangbourne on Thames, where a mainline railway station with fast commuter services up to London (Paddington) in well under the hour (25 minutes from Reading) can be found.

Bradfield College, the well-known Public School located some three miles from Upper Basildon, has excellent leisure, fitness and sports facilities including a large indoor swimming pool all of which are available for use by members of the public. The facilities also include squash, badminton and tennis courts, hockey and a 9-hole golf course.

In addition to having its own well revered primary school, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; St Andrews Prep School, Bradfield College, Pangbourne College, Downe House, Cranford House, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

The village enjoys excellent road communications with easy access to surrounding major towns and for the M.4 at Theale (J.12).

The Triangle comprises the historic heart of the village where the original main area of population was centred.

PROPERTY DESCRIPTION

Dating back from around 1840, the Cottage is the end of a row of 3 cottages, sympathetically refurbished to a high standard and offering well proportioned accommodation. Recent improvements include new boiler and oil tank, ventilation system, multi-fuel woodburner and new shower units. There are 2 external porches, one to the front and one on the side, giving access inside. The side porch takes you into the kitchen, which is a shaker style with granite worktops. There are windows overlooking the side and rear garden and beautiful tiled flooring, which runs through into the dining room. At the end of the kitchen is the door to the cloakroom which has a useful storage cupboard. The dining room looks across the back of the property and French doors allow for direct access. The sitting room has a pretty sandstone fire surround with multi-fuel wood burner. Upstairs, the two double bedrooms have stripped wooden floors and vaulted beamed ceilings. The main bedroom has an ensuite shower room. There is a single bedroom with built in wardrobe and family bathroom with bath and overhead shower. A beautifully presented cottage with character and charm. An early viewing is advised.

OUTSIDE

3 The Triangle sits privately behind fencing and laurel hedging to the front and the driveway runs to the side offering off road parking for 2 cars behind a 5 bar gate. The garden wraps around the cottage with lawn and pretty borders in between a slate path to the front and side door. At the back of the cottage is a terrace, perfect for "al-fresco" living. There is an external chimney breast with a raised fireplace recess with arched top for use as barbecue / pizza oven. Off to the right of the garden is a detached outbuilding with 2 rooms. One of the rooms is a utility with water tank and washing appliances and on the other side is a work studio. Offering total privacy, the gardens compliment this lovely cottage.

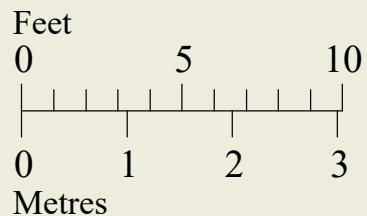
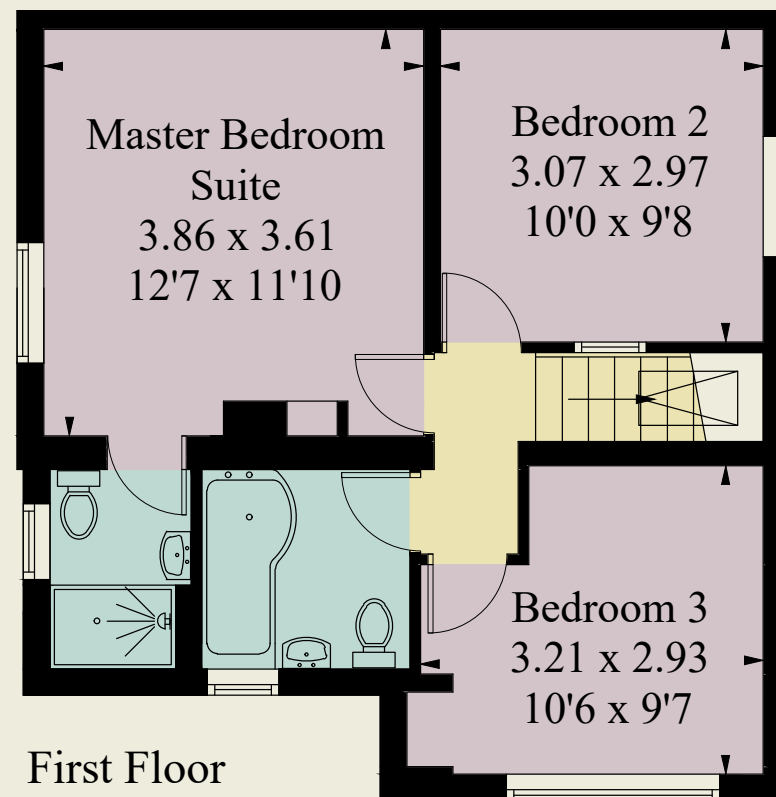
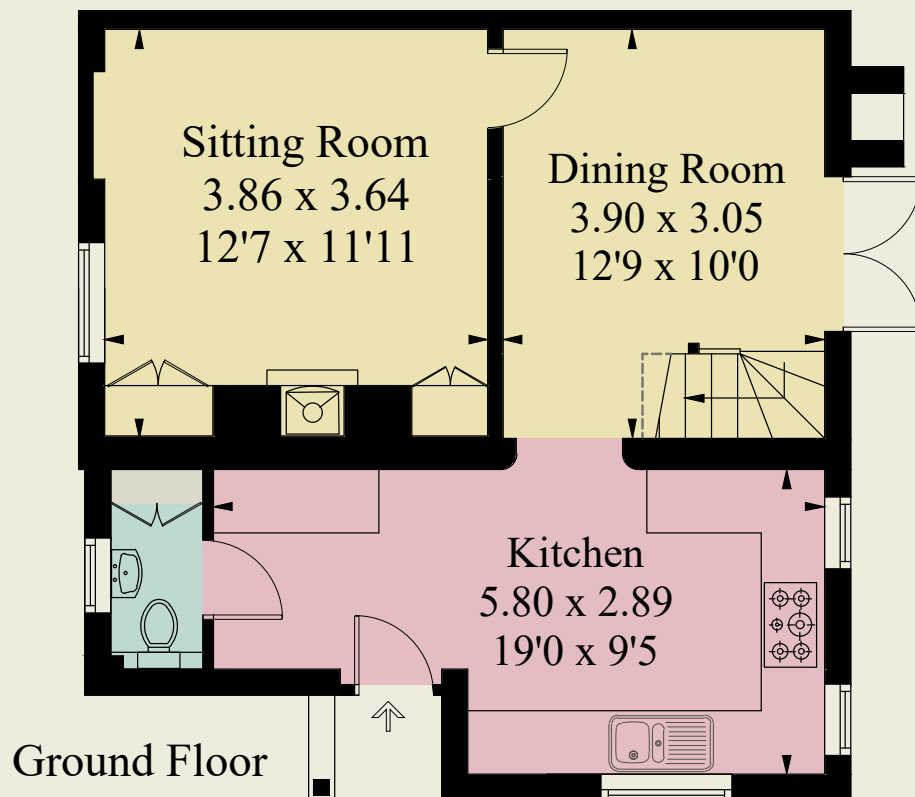


3 The Triangle, Upper Basildon, Berkshire, RG8 8LX

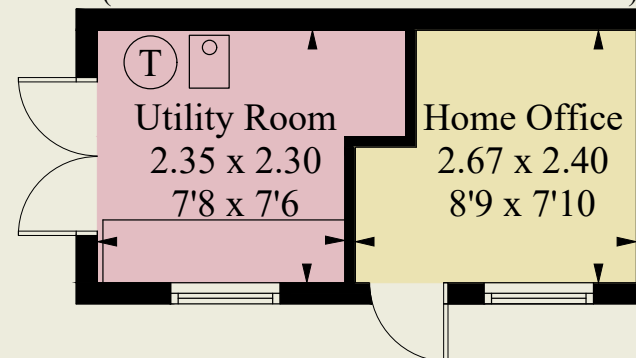
Approximate Gross Internal Area = 89 sq m / 957 sq ft

Outbuilding = 12 sq m / 129 sq ft

Total = 101 sq m / 1087 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 488

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Central heating and domestic hot water from oil fired floor boiler located in the store / workshop. Secondary hot water supply from immersion heater.

Council Tax: D

Energy Performance Rating: D / 56

Postcode: RG8 8LX

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From the centre of Goring turn left and proceed down the High Street, across the river bridge and up to the top of Streatley High Street where at the traffic lights turn left signposted for Pangbourne. On reaching Lower Basildon in approximately 2 miles, turn right opposite the garage into Park Wall Lane. Follow this road up into the village of Upper Basildon. At the initial junction whereby Park Wall Lane merges into Bethesda Street take the first left into Blandys Lane. At the further end of Blandys Lane immediately after Darby Lane the house will be found on the right hand side.



DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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