



2 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. A skilfully extended and beautifully presented cottage, dating back to the mid -19th Century, affording spacious accommodation of approximately 1,881 sq ft, including 4 bedrooms, 3 bathrooms, 3 reception rooms, home office and double garage.

- ♦ A Beautifully Presented and Extended Family House Extending To Approximately 1,881 Sq Ft
- ♦ Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Excellent State & Private Schools With Bus Services
- ♦ 3 Reception Rooms
- ♦ 4 Bedrooms and 3 Bathrooms
- ♦ Oak Framed Double Garage Plus Parking
- ♦ Enclosed Garden with Home Office



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 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.

In addition to its own well-regarded primary school, which feeds into the much-acclaimed Downs secondary school with sixth form in Compton, the area is also extremely well served by an excellent range of private schools, including St Andrew's Prep School, Bradfield College, Pangbourne College, Downe House, Cranford House, Moulsoford Preparatory School, Abingdon School and St Helen & St Katharine. "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.

The village enjoys excellent road communications with easy access to surrounding major towns and for the M4 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, 2 The Triangle is a terrace Cottage of a row of 3, recently refurbished and beautifully extended to offer generous accommodation. The entrance is approached from the parking area and front of the garage, where a pedestrian gate opens into the lovely garden, with direct access to the boot room/utility room via a generous porch. The living room has wall to wall bi-fold doors with views across the garden and a multi fuel wood burner and vaulted ceiling. The floor is Limestone tiles and they continue down the steps into the ground floor level which has a bedroom and separate shower room. There is a staircase leading up to the fourth bedroom. On this level is also an airing cupboard and shower room with large walk-in shower.

From the living room up a few stairs is the fitted kitchen with quartz worktops and long island. The room has 3 large roof lanterns allowing for much natural light.

In the older part of the cottage is a sitting room which has engineered oak flooring running through into the dining area, the room has a multi fuel fire and stairs take you up to 2 bedrooms and the family bathroom. The front bedroom is a double room with a lovely exposed brick wall and vaulted ceiling and the second bedroom is a single room. The family bathroom has a lovely stand-alone bath with circular shower rail.

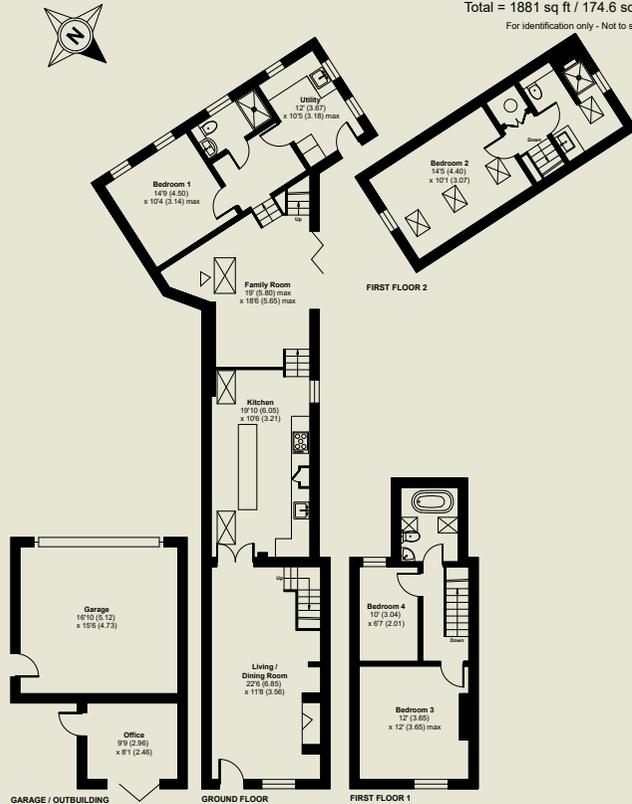
OUTSIDE

2 The Triangle sits privately behind high hedging fencing with gate leading up the front door. The main garden and entrance is at the back of the house with a part bricked and fence boundary. There is a large lawned area and borders with shrubs and a productive Quince tree. A terrace comes off the living room for outside seating and there is an additional seating area at the back of the garden. The back of the double garage sits to the far left of the garden and there is a side door for accessing. From here is also the home office which has bi-fold doors for a lovely garden aspect. There is a pedestrian gate leading out to the parking area and front of the garage. The garage has an electric front roller door and inside is a mezzanine level.



2 The Triangle, Upper Basildon, Reading, RG8 8LX

Approximate Area = 1542 sq ft / 143.2 sq m
Garage = 261 sq ft / 24.2 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 1881 sq ft / 174.6 sq m
For identification only - Not to scale



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. There is wet underfloor zoned heating in the extended part of the house with Economy 10 off peak tariff.

Secondary hot water supply from immersion heater.

EV Charger In Parking Area.

Council Tax: D

Energy Performance Rating: TBC

Postcode: RG8 8LX

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///officials.cools.guarding

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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Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com