



A charming cottage in an idyllic riverside setting

Lilypads, Loddon Drive, Wargrave, RG10 8HL

Sitting room • Dining room • Study • Kitchen/breakfast room • Cloakroom • Principal bedroom with en suite bathroom • 3 Further bedrooms • Family bathroom Double garage • Shed • Gardens • River Loddon frontage and mooring

Twyford 2.5 miles, Henley-on-Thames 6.0 miles, M4 (Jct 10) 7.3 miles

Description

Lilypads is a charming detached cottage, with four bedrooms, set in an idyllic position on the banks of the River Loddon, with its own private boat deck on the river. The property has plenty of charm and character, with its handsome arched porch, bay windows and timber-clad dormer windows, while inside the accommodation is light, airy and extremely comfortable. The property benefits from a secluded and private situation, with the calming flow of the river making it an ideal getaway from the hustle and bustle of everyday life.

The main reception room is a well-proportioned sitting room, which is perfect for relaxing as a family, with its brick-built open fireplace and French doors taking in that wonderful view across the rear gardens and towards the riverbank. There is also a spacious study and a formal dining room, both of which are to the front of the property, while the kitchen provides plenty of storage space in attractive mint green units, as well as integrated appliances and a breakfast bar.

There are four bedrooms to the first floor, including the principal bedroom, which has fitted storage and an en suite shower room. There are three further bedrooms and a family bathroom. The fourth bedroom is a single and could also be used as an office or dressing room.

Outside

At the front of the property, five-bar timber gates open onto a gravel driveway, which provides plenty of parking space and access to the detached double garage with storage space on its first floor which has potential to be converted to a home office. The gardens to the rear of the house have an area of elevated timber decking and an immaculate lawn, with mature trees and established shrubs to the borders. At the end of the garden, the River Loddon flows past, with a beautiful weeping willow tree creating shade and a timber boat deck providing the opportunity to moor your own boat.

Situation

The property is situated on an exclusive private road, with the property backing onto the River Loddon. The village of Wargave is nearby, providing a range of everyday amenities, including a post office and village store, several pubs and a library, as well as a primary and secondary school.





Further amenities can be found two miles away in Twyford, including variety of shops, a Waitrose, several restaurants and cafés, a doctor's surgery and a mainline station, offering services to London Paddington from half an hour. Road connections are excellent, with the M4 just seven miles away and A-roads providing easy links to Reading, Maidenhead and Henley-on-Thames.

second bridge to crossroads. Take the left hand turn and the gated driveway to Lilypads will be found after a short distance on the left.

Services
Mains gas, electricity and drainage. Private water supply. Gas central heating.

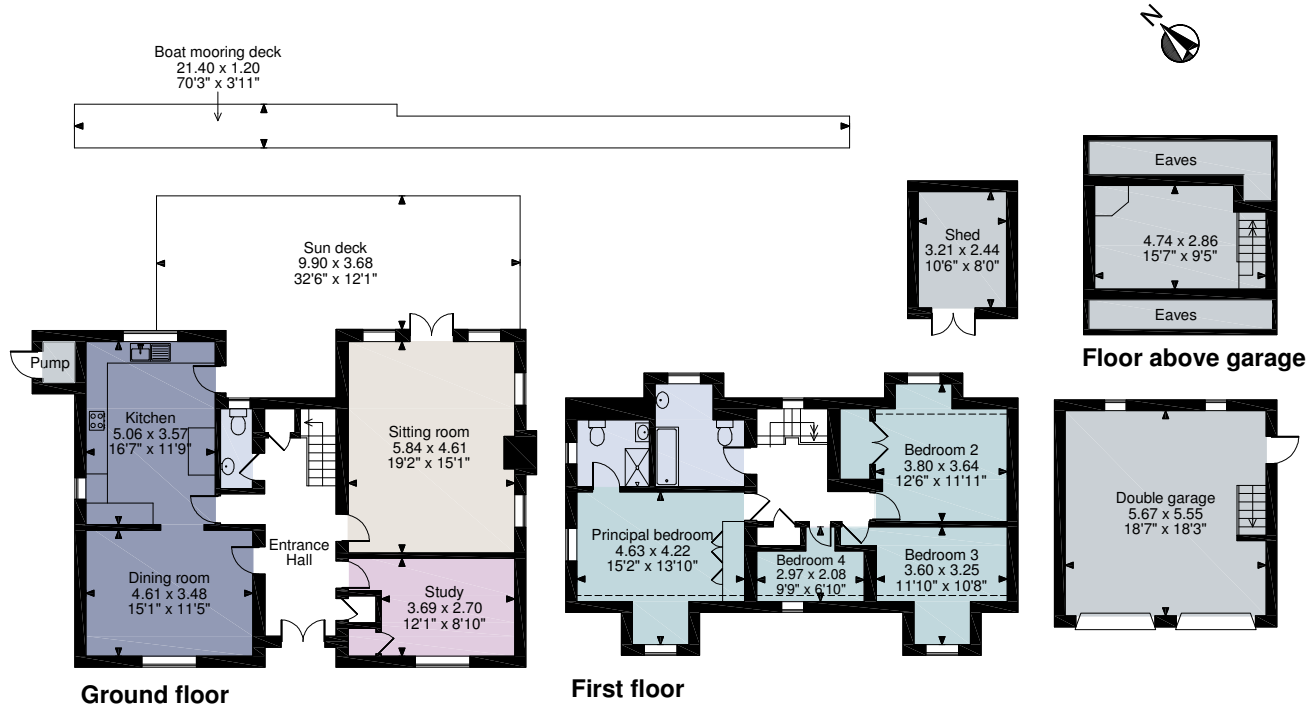
In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

Directions

From Henley-on-Thames proceed over the river bridge and take the first turning right signposted Wargrave. Continue for approximately 3.6 miles passing through the traffic lights in the village of Wargrave and turn right into Station Road. Continue for approximately 0.3 miles, passing the train station on the left, and continuing to the right into Loddon Drive, a private road with speed bumps. Follow the road under the railway bridge and over a



Lilypads, Loddon Drive, Wargrave
Main House gross internal area = 1,663 sq ft / 155 sq m
Garage gross internal area = 470 sq ft / 44 sq m
Shed gross internal area = 84 sq ft / 8 sq m



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