



An elegant period home in the heart of Wargrave

113 High Street, Wargrave, Reading, RG10 8DD

Freehold



Entrance hall • cloakroom • sitting room • family room
kitchen/dining room • utility • garden room • five
bedrooms (principle with en-suite) • family bathroom
off-street parking • rear garden • two single garages

Directions

From Henley on Thames proceed over Henley Bridge and turn right onto the A321 towards Wargrave. Upon reaching Wargrave continue along the high street and past the traffic lights on the corner of School Lane. Continue along the high street, past station road and a private lane will be found immediately on your left before Braybrooke Road. Bear round to the left, through garaging and the property will be found on your left hand side.

Situation

Situated in the popular village of Wargrave, with a variety of shops, public houses including the George & Dragon on the riverside. Wargrave has a train service to London, Paddington (via Twyford) with Crossrail due for delivery in 2022. The nearby A404 provides excellent access to the M4 J8/9 and M40 J4 for the national motorway network. Henley-on-Thames, Maidenhead and Reading are all easily accessible, each offering excellent shopping, schooling and recreational facilities. Sporting activities in the area include golf at a number of local courses, racing at Windsor and Ascot, walking and riding in the surrounding countryside and boating on the River Thames.

Description

113 High Street is an aesthetically pleasing five bedroom family home, located on a private lane in the heart of Wargrave. The current owners have since improved and extended the property to create stylish living spaces throughout while retaining its original features.

The large entrance hall leads to a double aspect sitting room with feature bay window and open fireplace. In addition is a family room to the front of the house and a L-shaped kitchen/dining room, designed by John Lewis of Hungerford. The high end finishes includes a range cooker, pantry cupboard and underfloor heating throughout.

Leading from the kitchen is an additional utility area and a garden room with floor to ceiling windows and exposed brickwork. On the first floor are four double bedrooms and a contemporary family bathroom with freestanding tub. The principal bedroom spans the entire second floor and features oak flooring, built in wardrobes and an en suite shower room with walk in shower.





Outside

The property is accessed via a private lane just past Station Road off the main High Street and offers ample parking for several vehicles and two separate single garages for storage. The rear garden is westerly facing and is predominantly laid to lawn with private terrace, mature trees, shrubbery and a pretty walled garden as a boundary. A pedestrian access at the bottom of the garden leads back onto the High Street for access to village amenities.

General remarks and stipulations

Tenure

Freehold with vacant possession on completion.

Services

All mains services are connected. **In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.**

Local authority

Wokingham District Council

Viewing

Strictly by appointment with Savills.

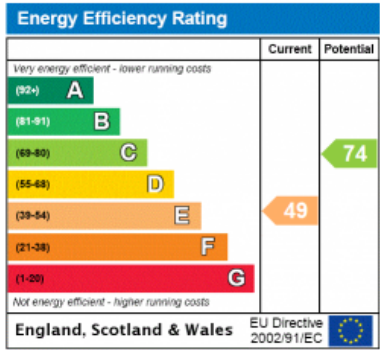


Approximate Area = 212.1 sq m / 2283 sq ft (Excluding Void / Eaves)
Garages = 25.7 sq m / 277 sq ft
Total = 237.8 sq m / 2560 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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