



LODDON MANOR

LODDON DRIVE • WARGRAVE • BERKSHIRE



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Henley on Thames 4.5 miles. Reading 7 miles. M4 Junction 8/9 9 miles.
M40 J4 14 miles. Central London 36 miles.
(All distances and times are approximate)

'contemporary country house in a desirable riverside position'

Reception hall • Drawing room • Cinema/sitting room • Study
39' open plan kitchen/dining room with balcony

Master bedroom with balcony and en-suite bathroom
4 further bedrooms (all en-suite)

Swimming pool • Pool house • Double carport • Games room
Landscaped gardens • All weather tennis court • Sweeping drive

River Loddon frontage with access to the Thames
Slipway • 290 ft of mooring with formal landing stage

In all about 2.05 acres

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SITUATION

Loddon Manor is situated in a peaceful, secluded position on the bank of the River Loddon, on the edge of the pretty village of Wargrave, which has good local shopping facilities and a railway station providing a regular service to London Paddington Station via Twyford from 38 minutes. The market town of Henley-on-Thames is 4 miles to the North and offers excellent shopping, schooling and recreational opportunities, with more comprehensive facilities available in Maidenhead and Reading.

The M4 Junction 8/9 is approximately 9 miles distant, providing easy access to London, Heathrow Airport, the West Country, and the M25 linking with the national motorway network. On the M40, Junctions 4, 5 and 6 are all around 15 miles distant giving easy access to London, Birmingham and the North.

The area is well served for schools, including The Oratory, Bluecoat, Reading and Queen Anne's in Caversham. There are a number of fine golf courses including Temple, Henley and Hennerton. The nearby countryside offers miles of extensive walking and riding. Racing may be enjoyed at Ascot, Windsor and Newbury and there are extensive boating facilities available on the River Thames, which is joined by the River Loddon approximately 200m downstream of the property.

HISTORY AND DESCRIPTION

Loddon Manor is a superb example of a modern country house offering classical proportions with an exceptionally high specification. Built in recent years, the property is set in beautiful gardens of approximately 2.05 acres, the house also benefits from 290 ft of private mooring on the River Loddon.





ACCOMODATION

Ground Floor

From the polished stone steps leading up to the North side of the house, the property is entered by double doors into an entrance hall and then a second set of doors into a large limestone floored hallway. To the left is a spacious open plan bespoke kitchen/ dining room with helpful additions such as an instant boiling water tap, two ovens and a microwave integrated into the wall units as well as a 4-ring gas hob on the large granite topped island unit. The utility room also benefits from units. The limestone floor continues onto a sizeable South-facing balcony using full height sets of sliding, bi-fold glazed doors. These doors are in every South-facing room in the house and provide access to balconies from two bedrooms, a bathroom and the sitting room as well as a veranda from the drawing room. Open or closed, these doors offer superb views over the grounds to the river and allow natural light to fill the rooms.

The generous, oak floored, drawing room is accessed from the

hallway by double doors imported from Italy. There is a gas fireplace with a marble mantelpiece. The bi-fold doors open almost the entire length of the room onto a wooden-decked veranda with steps down to the lawn.

From the hallway, besides a cloakroom, there are two further rooms, a study and a sitting room, both with oak floors. The sitting room converts easily to a cinema with electric blinds and a remote controlled screen and projector which retract completely into the ceiling at the touch of a button. This double aspect room has a fireplace to match that of the drawing room and has the advantage of the same style of bi-fold doors leading to the balcony.

First Floor

The first floor is reached from the ground floor hallway by an impressive polished stone staircase and opens out onto a light

landing with a sitting area. From the landing, the South-facing master bedroom is entered by double doors and is attractively appointed with fitted wardrobes and a balcony. The en-suite bathroom is luxurious with mood-lighting, two sinks, an LED lit glass shower screen, a bath with a flat screen television mounted at its foot (complete with waterproof remote control) and mirrors which light up automatically at the wave of a hand. These mirrors are in every bathroom and cloakroom and every bath benefits from a similar television.

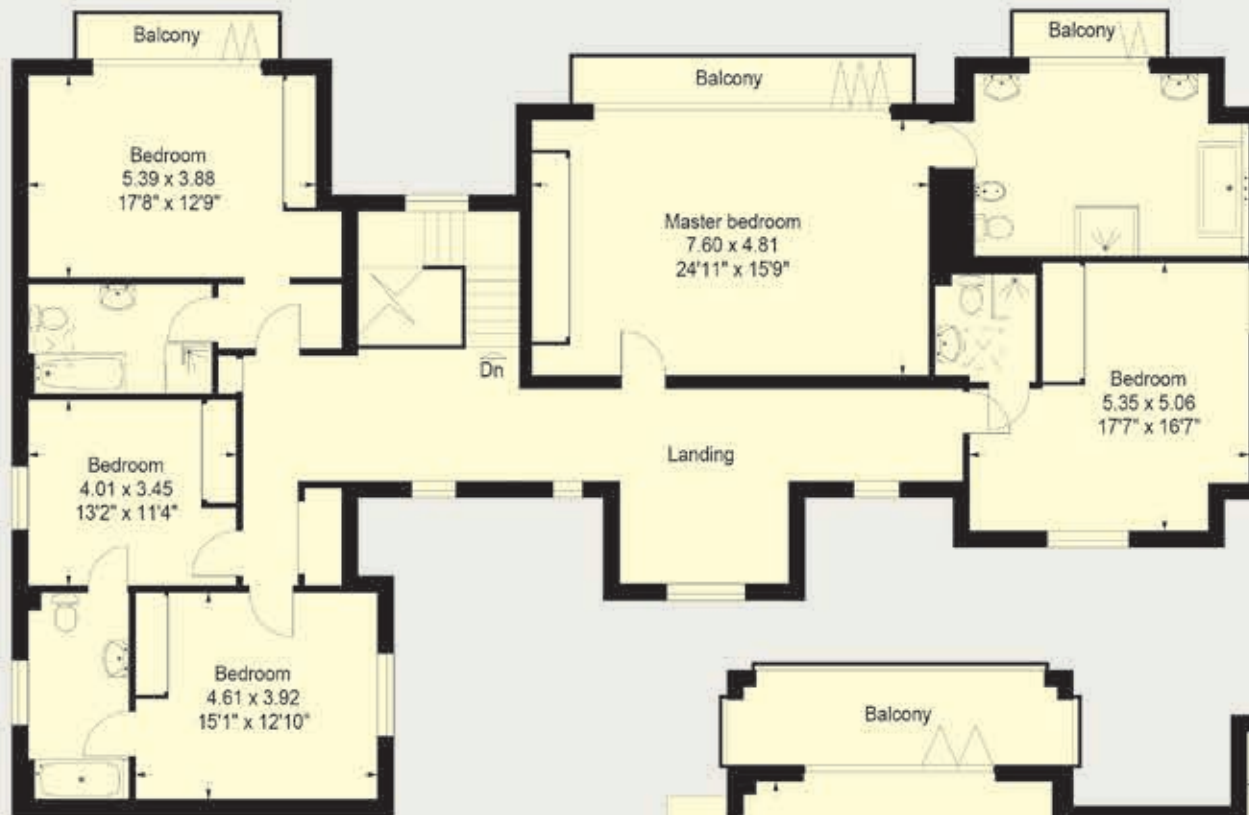
A further South-facing bedroom with bi-fold doors to a balcony has a stunning starlight effect made from many small lights recessed into its vaulted ceiling and an en-suite bathroom. A double aspect guest bedroom has an en-suite shower room and two further bedrooms share one en-suite bathroom with a whirlpool bath. All bedrooms have fitted wardrobes and oak floors and all bathrooms have porcelain tiled floors.



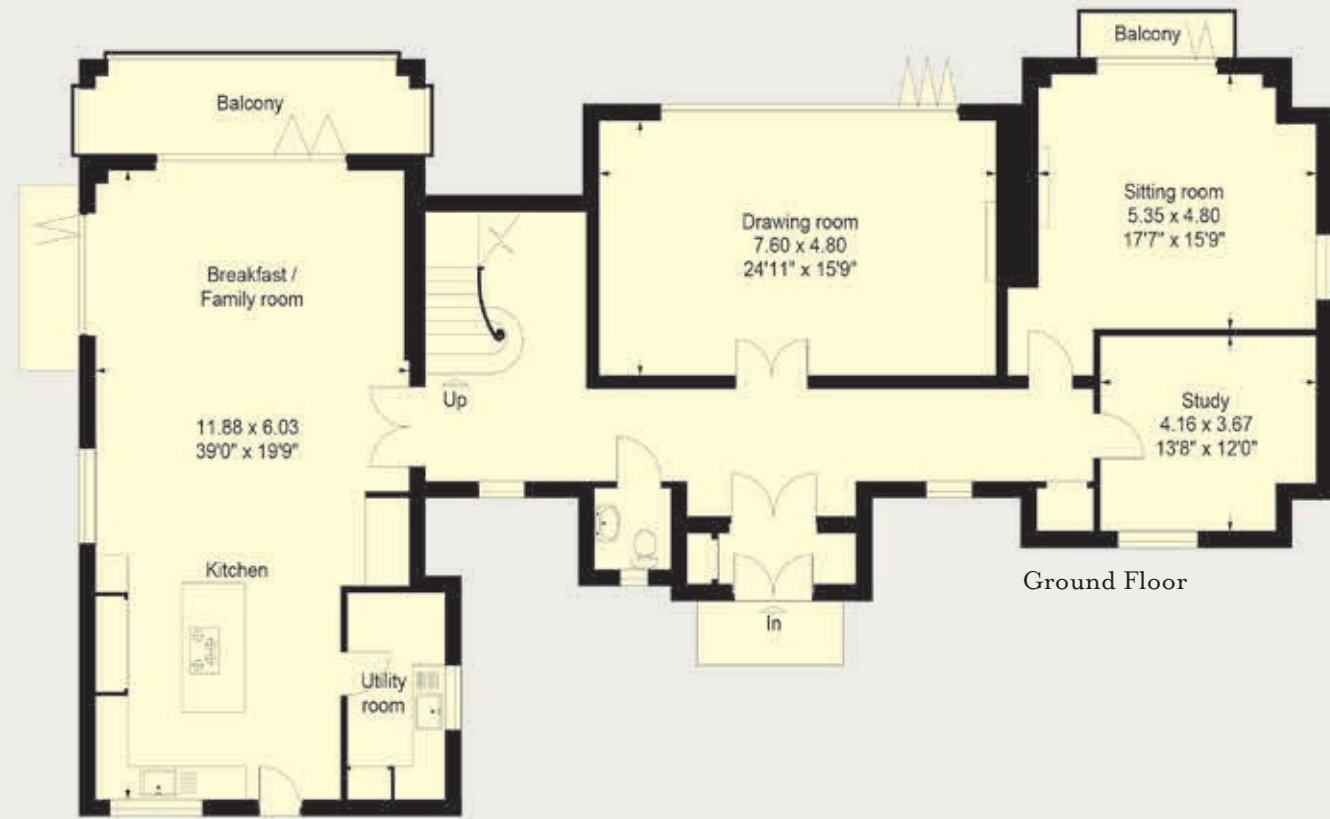








First Floor



Ground Floor

LODDON MANOR

Gross internal area (approx) :-
415 sq m / 4487 sq ft

For identification only. Not to scale.



OUTSIDE

Loddon Manor is approached from Loddon Lane via a gravel driveway lined by mature oak trees. It leads to two large gravelled areas with a double carport placed to the West of the house. To the East of the house is a wooden pool house with a leaded roof and a swimming pool with a retractable roof, aided by a geothermic water heating device. The garden, which is mostly laid to lawn, is interspersed with mature trees, herbaceous borders and holds a mature blue and white Wisteria as a focal point on a freestanding arbour near to the house. An all weather tennis court is positioned to the South of the house close to the river. There is approximately 290 feet of River Loddon frontage with a piled landing stage and a private slipway. Established trees, hedges and shrubs enclose the gardens providing privacy and seclusion.

An imported French pagoda and a York stone paved area provide two excellent sitting areas to enjoy the gardens at each end of the river frontage.



GENERAL REMARKS AND STIPULATIONS

TENURE

The property is offered freehold with vacant possession upon completion.

TOWN AND COUNTRY PLANNING

Wokingham Borough Council.
Tel: (0118) 974 6000.

COUNCIL TAX BAND

Band G

SERVICES

Mains electricity and gas. State of the art under floor heating from two ground source heat pumps that also run the hot water for the house. The heating system is not reliant on gas or electricity. Private drainage. Private water supply.

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

POSTCODE

RG10 8HH

FIXTURES & FITTINGS

Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained by the selling agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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 second bridge to crossroads. Take the right hand turn and the driveway to Loddon Manor will be found on the right hand side after approximately 0.1 miles.

VIEWING

Strictly by appointment with the sole selling agents. Prior to making an appointment to view, the agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property, in order that you do not make a wasted journey.

IMPORTANT NOTICE

Savills and their clients give notice that:

- 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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