



Beautiful Thameside home with separate annexe

The Willows, Willow Lane, Wargrave, Berkshire

Freehold





Reception hall • Drawing room • Conservatory • Dining area • Study/family room • Kitchen • Utility • Boot room Cloakroom • Principal bedroom with en suite and dressing room • 2 Further bedrooms • Family bathroom • Two storey annexe comprising studio/bedroom 4 • Shower room • Office • Garage • River frontage • Tennis court • Garden

Henley-on-Thames 3 miles;
Twyford 4 miles (trains to
London Paddington from 20
minutes); Reading 5 miles;
Maidenhead 8 miles; M4 (J8/9)
8 miles; Central London 35
miles

Directions

From Central London take the M4 motorway, exiting at junction 8/9 onto the A404M towards Maidenhead and High Wycombe. Take the A4 turn towards Reading and Maidenhead, following the signs for Reading. After approximately 5 miles, at the roundabout on the A321, turn right towards Wargrave and continue straight through the village, passing the St George & Dragon restaurant on the left-hand side. Take the next turning left into Willow Lane and once over the bridge the gated entrance to the Willows can be found after a short distance on the left. Post code:RG10 8LH

From Henley take the route over the bridge and turn first right towards Wargrave on the A321. Continue for approximately 3 miles and turn right into Willow Lane, over the bridge and the gated entrance to the Willows can be found after a short distance on the left. Post code:RG10 8LH

Situation

The Willows is situated in the prestigious Willow Lane, a no-through, private lane on the edge of the pretty Thameside village of Wargrave. Wargrave has good local facilities and a railway station providing a regular service to London Paddington (via Twyford). The market town of Henley-on-Thames (3 miles) to the north offers excellent shopping, schooling and recreational facilities, with more comprehensive facilities available in Maidenhead and Reading.

The M4 (J8/9) is approximately 8 miles to the East providing access to London (35 miles), London Heathrow airport, the West Country and the M25 linking with the national motorway network.

Sporting facilities in the area include golf at numerous surrounding courses including Temple, Badgemore, Henley and Huntercombe. There is also racing at Ascot, Windsor and Newbury. There is boating and sailing on the River Thames, whilst the surrounding Chiltern Hills provide a beautiful setting for riding and country walks.





There are schools with excellent reputations in the area including Eton College, St George's School at Ascot, Reading Bluecoats School, Rupert House School in Henley, Papplewick School, The Dolphin School at Twyford and Wellington College.

Description

The Willows is a beautiful attached riverside home that has been extensively renovated by the present owners and now provides charming accommodation which is immaculately presented throughout. The reception rooms take full advantage of this private location with windows overlooking the delightful gardens which wrap around the property.

The spacious drawing room, has built-in shelves, cupboards and a fireplace housing a wood burning stove. It opens to a large conservatory/orangery which runs along the length of the south elevation and provides the perfect place to sit and enjoy the lovely view of the gardens and the River Thames. The far end of the dining area leads to the well equipped kitchen, fitted with a range of painted wall and floor units and built-in appliances including a range cooker. The family room/study has a wall of bookshelves and cupboards and a pretty window to the side. Further useful ground floor accommodation includes a separate utility, boot room and cloakroom.

To the first floor the principal bedroom is triple aspect and has an en suite shower room and large dressing area. There are two further double bedrooms, both with fitted wardrobes and a family bathroom.

Annexe

The self-contained two storey annexe comprises generous office space to the ground floor with store room behind. To the first floor is an open plan studio or bed/sitting room with kitchen area and separate shower room. This flexible accommodation provides the possibility of a guest suite, a wonderful space to work from home or a home gym.

Outside

Solid wooden electric gates open from the entrance on Willow Lane to a large gravel parking area to the side of the property and the garage. To the front there is a lovely rose and lavender garden with formal box hedging around gravel paths and a pretty fountain to one side. From the conservatory tri-fold doors open to a south facing garden terrace with views over the garden which is laid mainly to lawn and leads to the River Thames. There is a hard tennis court to one side and at the river there is a wet cut mooring with electricity charging facilities. This stretch of the river is outstanding and the property has 88 feet frontage.



General Remarks and Stipulations

Tenure

Freehold with vacant possession on completion.

Services

Mains gas, water, electricity and drainage.

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 has been tested.

Local Authority: Wokingham District Council

Post Code

RG10 8LH

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

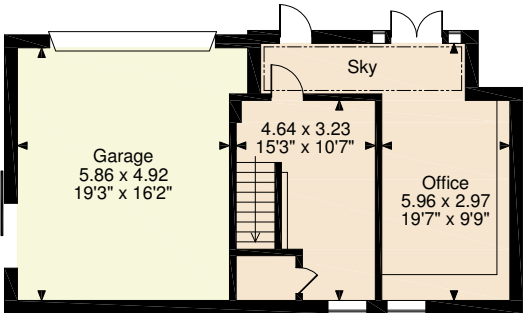
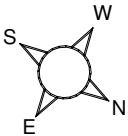
Viewing

Strictly by appointment with Savills.

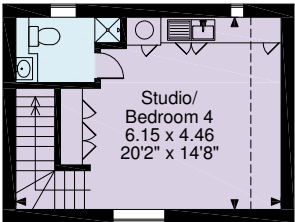


The Willows, Wargrave
The Willows = 191sq.m (2,057sq.ft)
Garage = 29sq.m (315sq.ft)
Annexe = 59sq.m (630sq.ft)

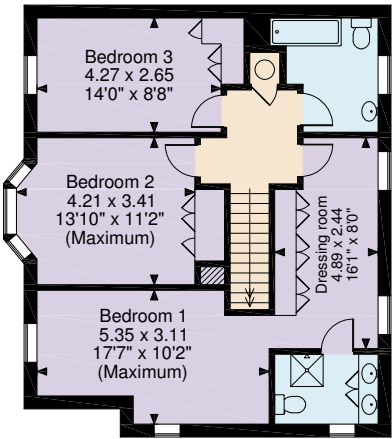
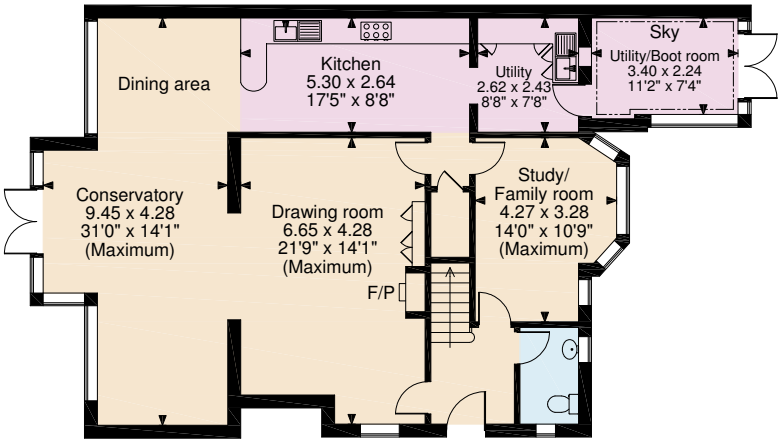
The Willows, Wargrave
APPROXIMATE GROSS INTERNAL FLOOR AREA
The Willows = 191sq.m (2,057sq.ft)
Garage = 29sq.m (315sq.ft)
Annexe = 59sq.m (630sq.ft)



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



For identification only. Not to scale. © Insert date stamp

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