



Charming cottage set in approximately 1 acre

Brentwode, Henley Road, Wargrave, Berkshire, RG10 8PE

Freehold



Entrance hall • kitchen • utility room • family room dining room • sitting room • W.C • 3 bedrooms • bathroom double garage • large out building • charming gardens down to the Hennerton backwater

Situation

Brentwode is situated discreetly off the western side of the Henley/Wargrave road with 1.5 miles of the village of Wargrave, which has a branch line train station to Twford, George & Dragon restaurant/public house, a marine chandlery business and a variety of other shops for day to day use. The nearby regional centres of Henley-on-Thames, Maidenhead and Reading provide excellent access to shopping, recreational and educational facilities together with reliable and well connected transport links via main line trains to London Paddington, from Maidenhead, Twyford or Reading, with the Crossrail due for delivery in 2021/22. Access via the A404 to the M4 J8/9 and M40 J4 provide excellent national motorway access.

Description

Brentwode is a charming and characterful property, the current well balanced accommodation consists of 3 reception rooms, 3 bedrooms and enjoys a lovely elevated outlook down across the garden towards the Hennerton backwater.

Outside, the garden (which the lower part does flood) is laid principally to lawn with some mature hedging and borders for privacy. There is ample off-street parking to the front of the house accessed via the driveway. There is a double garage and large out building / storage shed.

General Remarks and Stipulations

Tenure

Freehold

Services

Mains water & electricity, private drainage and oil fired central heating. 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.

Energy Performance

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

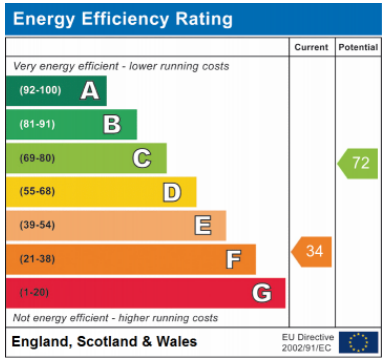
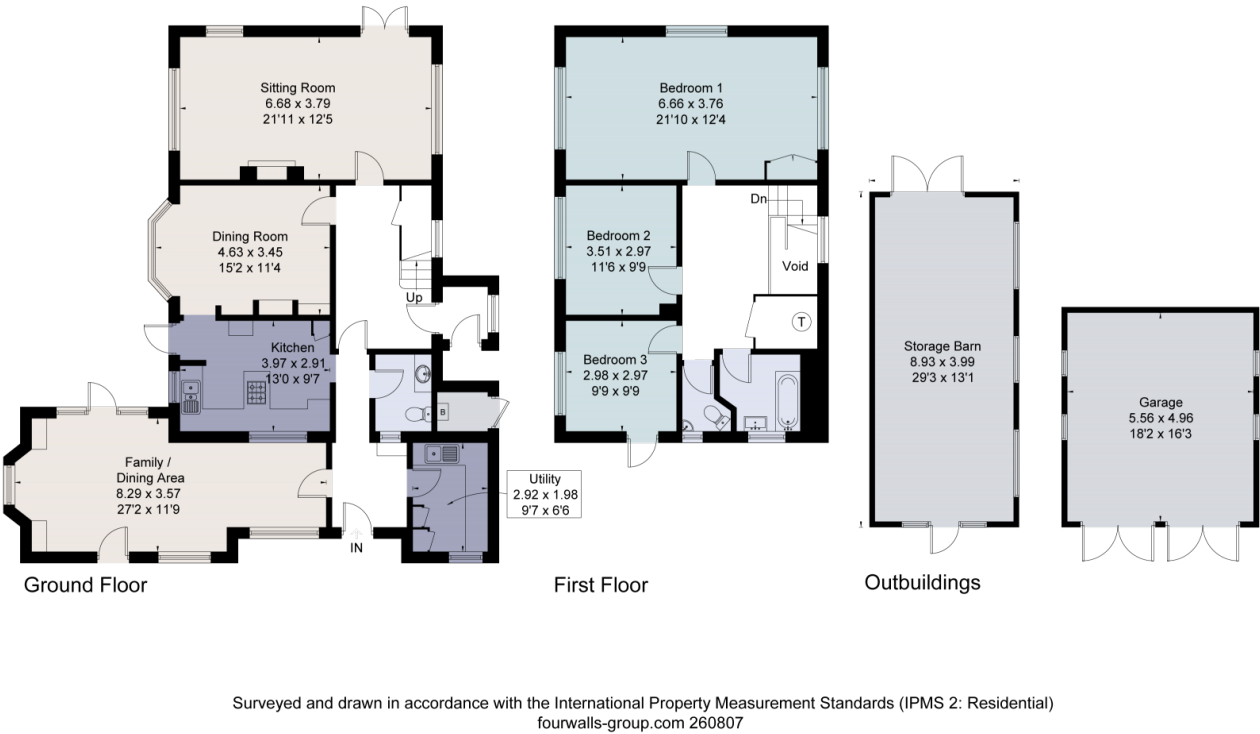
Viewing

Strictly by appointment with Savills.





Approximate Area = 179.2 sq m / 1929 sq ft
Boiler = 1.5 sq m / 16 sq ft
Outbuildings = 59.4 sq m / 639 sq ft
Total = 240.1 sq m / 2584 sq ft (Excluding Void)
For identification only. Not to scale.
© Fourwalls



For identification only. Not to scale. © 200812CC

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

