



# Attractive detached family home in popular village

**Quinton Cottage, 20 Braybrooke Road, Wargrave, Berkshire, RG10 8DT**

Freehold

**savills**



Entrance hall • sitting room • kitchen / dining room  
conservatory • utility room • W/C • principal bedroom en  
suite • 3 further bedrooms • family bathroom • parking  
garage • garden

### Situation

Situated on a prime residential road in the heart of the popular village of Wargrave, with a variety of shops, public houses including the George & Dragon on the riverside.

There is schooling of great repute in the area along with a great community in the village. Wargrave has a train service to London Paddington (via Twyford) with Crossrail due in 2022.

Maidenhead and Reading are easily accessible, as is Henley-on-Thames with 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

The property is an attractive detached practical family home set on the desirable location of Braybrooke Road in the centre of the Thameside village of Wargrave.

The entrance hall leads to all principle rooms as well as the W/C and stairs to the first floor. The sitting room is a good size and has a door leading through to the conservatory with French doors out to the garden.

The kitchen / dining room also enjoys French doors out to the garden and is fitted with a range of wall & base units and has a built in oven, fridge / freezer and dishwasher.

There is an separate utility room where there is further storage and space for a washing machine.

To the first floor there is a principal bedroom with en suite, three further bedrooms and a family bathroom.







## Outside

There is driveway parking to the front of the property and access into the garage, that can also be accessed via a door from the side. Access is available to the rear garden from both sides, there is an outside tap and butlers sink on one side.

The rear garden is of a Westerly aspect and is mainly laid to lawn. It is fully enclosed and there are shrubs and plants. At the end of the garden there is a wooden children's climbing frame and decked area.

## Directions

From Henley-on-Thames proceed over Henley Bridge and turn right towards Wargrave on the A321.

Continue on this road and turn left at the traffic lights in the centre of Wargrave village into School Lane. Follow the road around the right hand bend and take the first right into Braybrooke Road.

Proceed down Braybrooke Road and the property will be found after a short distance on the right.

## 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

### Energy Performance

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

### Viewing

Strictly by appointment with Savills.

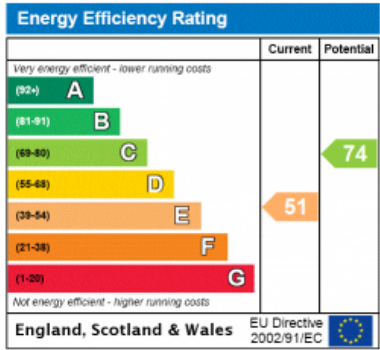


Approximate Area = 125.6 sq m / 1352 sq ft  
Garage = 13.4 sq m / 144 sq ft  
Total = 139.0 sq m / 1496 sq ft  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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