

Backsideans, Wargrave, RG10



A handsome family house

The Shealing occupies a fantastic and secluded position in a mature and lightly wooded setting with considerable privacy tucked away in the centre of Wargrave believed to date originally from 1931. Backsideans is a short walk from all the Wargrave facilities including Piggott School, Val Wyatt Marine in Willow Lane, the railway station, cafe and stores.



Tenure: Available freehold

Local authority: Wokingham Borough Council

Council tax band: H

Services: Main electricity, gas, water and drainage.



The Property

The drawing room and garden room/conservatory sit side by side, and the conservatory has a fabulous outlook over the mature garden. There is a charming dining room adjoining what is currently used as an office/study, and both rooms have character and quality consistent with the original house. The modern and well-fitted kitchen and breakfast room has ample room for a seating area, there is a gas-fired Aga and an excellent selection of integrated appliances.





The well-balanced bedroom accommodation is arranged over two floors, and there is a lovely guest suite on the second floor.

Gardens and Grounds

The gardens are delightful and mature. They are laid principally to lawn lying to the southwest side of the house including some landscape paths and terraces leading to a lower lawn with some splendid trees and shrubs including a wonderful magnolia. To the front of the property is a gravelled driveway with ample parking for several cars and access to the garage. The indoor swimming pool complex is a fantastic year-round facility with an adjoining steam room, a changing room, and a recording studio. Next to this area is a substantial workshop with a large wine cellar beneath. There is a covered hot tub and detached double garage with the potential to extend or build above it.





Situation

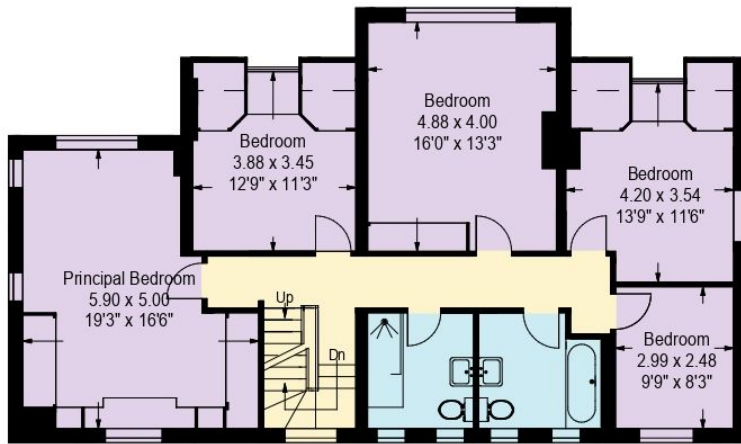
The Shealing occupies a fantastic and secluded position in a mature and lightly wooded setting with considerable privacy tucked away in the centre of Wargrave. Backsideans is a short walk from all the Wargrave facilities including Piggott School, Val Wyatt Marine in Willow Lane, the railway station, cafe and stores. Wargrave and Twyford have a range of local shopping facilities and railway stations providing a regular service to London Paddington with the Elizabeth Line now open from Twyford. The market town of Henley-on-Thames, offers excellent shopping, schooling and recreational facilities with more comprehensive facilities available in Maidenhead and Reading. The M4 (J10) is approximately 7.5 miles to the east and J8/9 9.5 miles from the west, providing access to London, and the M25 linking with the national motorway network. Sporting facilities in the area include several golf courses including Hennerton Golf Club, Badgemore, Henley and Huntercombe. There is boating, sailing and rowing on the River Thames with Henley-on-Thames being home to the famous Henley Royal Regatta and Music Festival. There are some excellent schools in the area including; Reading Bluecoat School, Rupert House School in Henley, Papplewick School, Shiplake College, The Oratory, Queen Annes in Caversham, Lambrook and Wellington College to name a few.



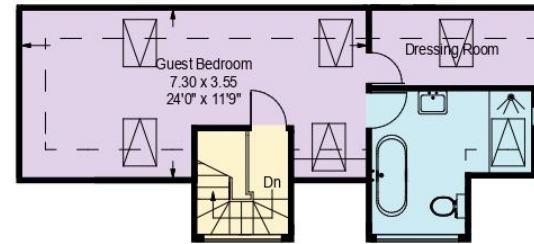
Directions (RG10 8JP)

From the Henley office turn left at the traffic lights and continue over the bridge. Turn right on to the Wargrave Road (A321), continue until you reach Wargrave. Turn left on to School Lane and left again into Backsideans, The Shealing can be found at the end of the road.

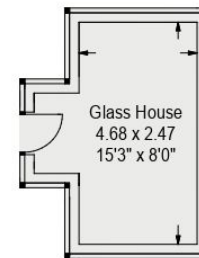
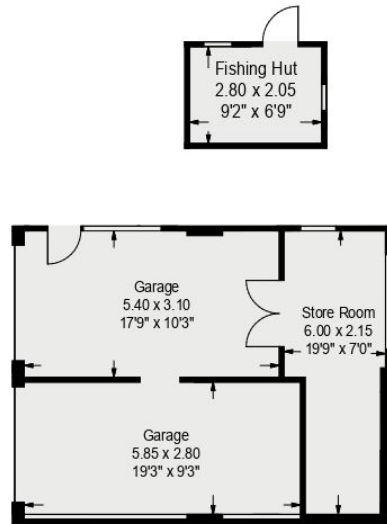
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First Floor



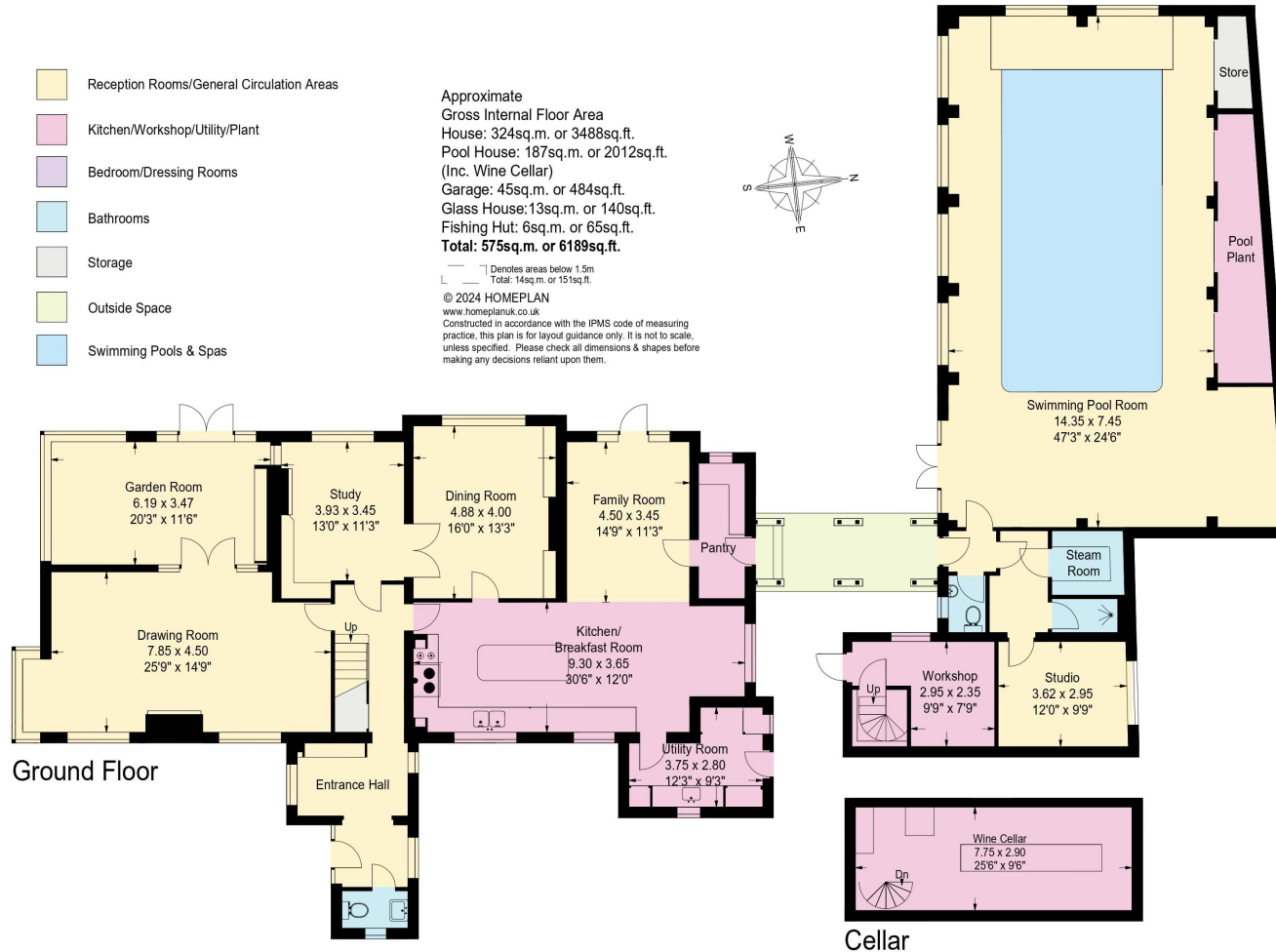
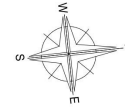
Second Floor



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage
- Outside Space
- Swimming Pools & Spas

Approximate
 Gross Internal Floor Area
 House: 324sq.m. or 3488sq.ft.
 Pool House: 187sq.m. or 2012sq.ft.
 (Inc. Wine Cellar)
 Garage: 45sq.m. or 484sq.ft.
 Glass House: 13sq.m. or 140sq.ft.
 Fishing Hut: 6sq.m. or 65sq.ft.
Total: 575sq.m. or 6189sq.ft.

Denotes areas below 1.5m
 Total: 14sq.m. or 151sq.ft.
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 practice, this plan is for layout guidance only. It is not to scale,
 unless specified. Please check all dimensions & shapes before
 making any decisions reliant upon them.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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