

85 Ridgeway, Wargrave, Berkshire,  
**RG10**







**An excellent family home with beautiful landscaped gardens, situated in the popular village of Wargrave.**



Henley-on-Thames 3 miles, Reading 7 miles, Maidenhead 7.5 miles, M4 (J8/9) 8 miles, London 37 miles, Twyford Station (2.5 miles) to Paddington in 25 minutes. (Distances and times approximate).



# The property

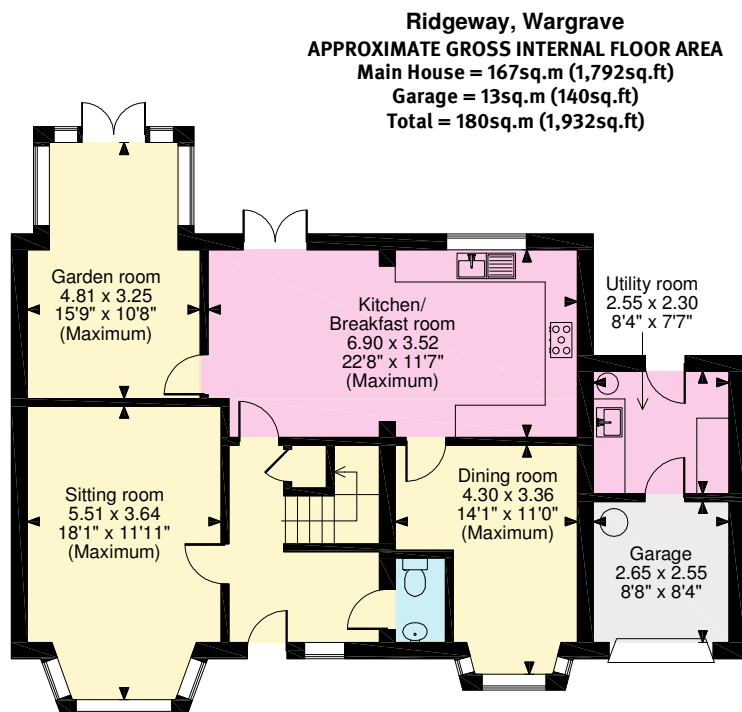
85 Ridgeway has been beautifully upgraded by the current owners to provide a delightful home. The house is entered via a welcoming entrance hall with oak flooring that runs throughout the ground floor, doors lead to a reception room to the front of the house with a large bay window and also to the spacious kitchen to the rear of the property. A cloakroom is also accessed from the entrance hall. The spacious modern kitchen/breakfast room has fully fitted units with granite worksurfaces and built-in Siemens appliances, it has a large window overlooking the garden and the breakfast room area has French windows opening out to the terrace. To the left of the kitchen is a second reception room with a large bay window with French windows opening out to the garden terrace. The kitchen also has access to the dining room to the front of the property.

The stairs, with a large walk-in cupboard under, leads to the first floor opening onto a spacious landing area with doors accessing the four double bedrooms and family bathroom. The principal bedroom has fully fitted wardrobes and an en suite shower room with a large walk-in shower, the bedroom also has a wonderful mezzanine area accessed via a ladder with extensive shelving, an ideal area to sit and listen to music or read a book, the mezzanine has plenty of natural light from a skylight, there is also a door accessing a large boarded loft space.

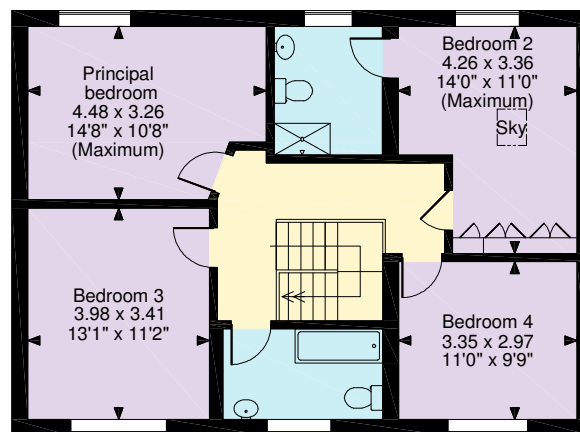
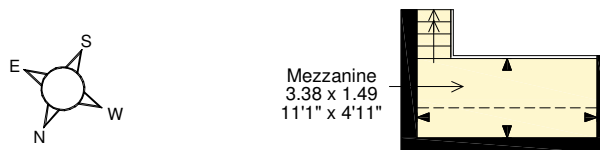
## Situation

85 Ridgeway is situated in a popular residential area of Wargrave, a thriving Thameside village of which there is three pubs, a cafe, shop, boating club, river access and excellent schools, plus a train station to access London Paddington in approximately 30 minutes. Daily shopping needs can be met in the village itself, the nearby centres of Henley-on-Thames, Twyford and Reading offer a comprehensive range of restaurants, shops and recreational facilities to supplement those in the village. Schools in the area include Queen Anne's School in Caversham for girls, Reading Grammar School for boys, Kendrick School for girls, The Abbey Schools both preparatory and secondary in Reading, Reading Blue Coat School in Sonning, Shiplake College, and the Wargrave Piggott Secondary School and Robert Piggott Junior School.





**GROUND FLOOR**



**FIRST FLOOR**

□□□ Denotes restricted head height

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## Garden and Grounds

To the front of the property is a brick-paved driveway with parking for a number of cars. The garden has flowerbeds filled with a mixture of mature shrubs and plants, a path leading to the front entrance is bordered by lawns. The rear garden has been beautifully landscaped providing a tranquil space with an oriental theme, there is a spacious paved area with a circular arbour and pond to one side leading to a dining area with a water feature. The garden is bordered by hardwood slatted fencing and pleached trees giving the garden a sense of privacy. The utility area is screened by fencing, it has a greenhouse, bin area and access to the utility room with washing machine and dryer, it also houses the Megaflo boiler and has access to a storage room. There is gated access to the front of the property.

## Directions (RG10 8AS)

From Henley-on-Thames proceed over the bridge and turn right onto Wargrave Road. (A321). Follow Wargrave Road into the village and turn left onto Wargrave Hill and Blakes Road, turn right into Purfield Drive and then right onto Ridgeway. Take a left turn to continue on Ridgeway, turn right in front of a grass circle and 85 Ridgeway is found on the right.

### Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items are specifically excluded from the sale but may be available by separate negotiation.

### Services

Mains electricity, water and drainage. Gas central heating.

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**We would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

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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Particulars dated September 2021. Photographs and videos dated September 2021.

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