

Lindisfarne, Wargrave, Berkshire

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Rare opportunity to acquire a uniquely located detached house with three acre gardens, south west facing, with river frontage.

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## Summary of accommodation

**Ground Floor** - Entrance hall | Kitchen with breakfast | Dining room | Sitting room  
Cloaks/utility room | Second living room | Study | Bedroom | Bathroom

**First Floor** - Principal bedroom with en suite bath/shower room and dressing room  
Two further ensuite bedrooms | Two further double bedrooms

**Garden and grounds** - Delightful south west facing gardens and 400ft river frontage | Double garage | Parking for multiple vehicles

In all approximately 3 acres

## Distances

Henley on Thames 2 miles, Marlow 8 miles, Reading 9 miles, Oxford 22 miles  
Central London 40 miles, Twyford - (London Paddington 30 minutes), Reading  
(London Paddington 22 minutes) Cross Rail commencing 2021, M4 J8/9 - 12 miles  
M40 J4 - 14 miles, Heathrow Airport 27 miles.  
(Distances and time approximate).



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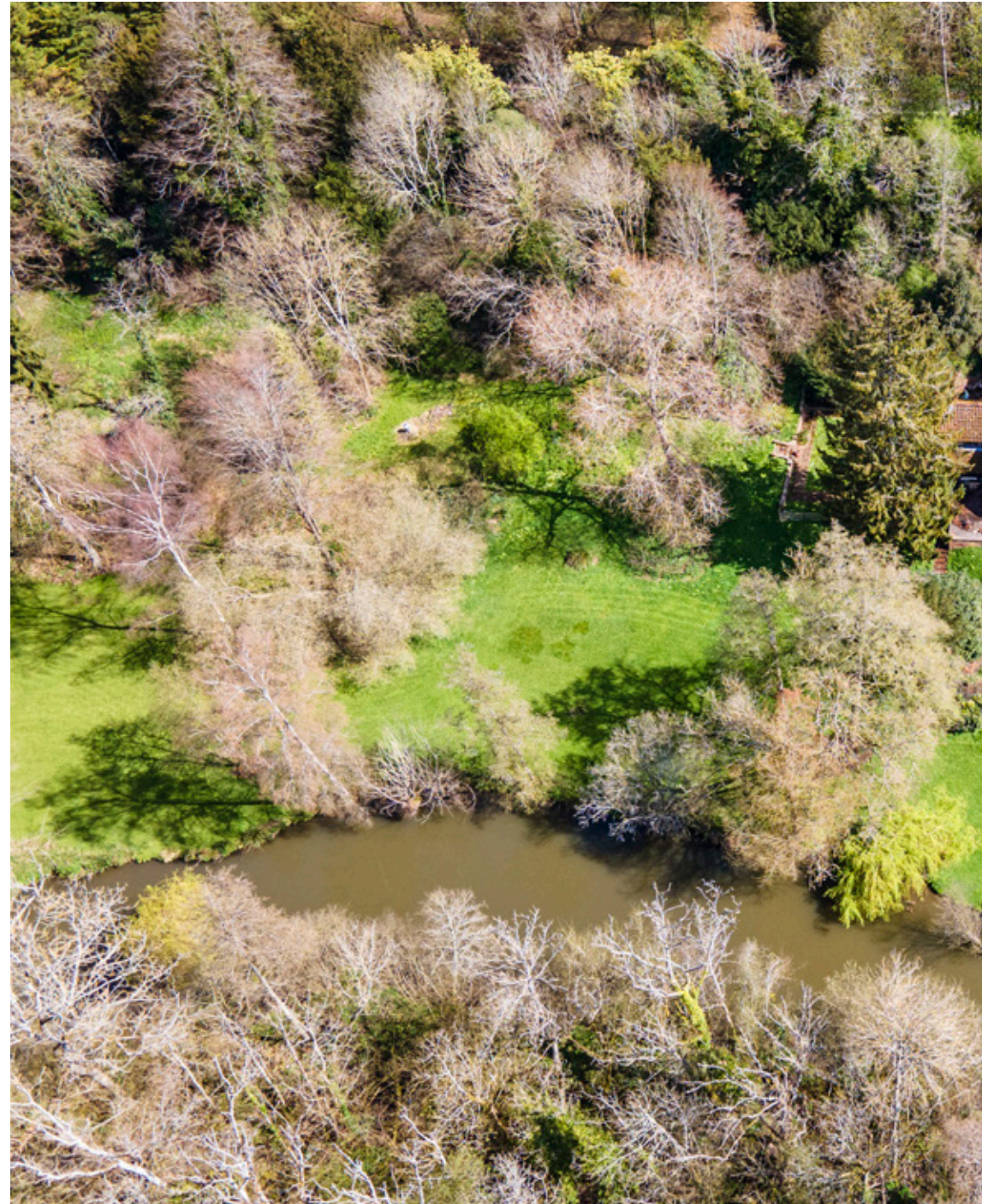
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3 acres



EPC  
X





## Location

**Schools:** Rupert House Preparatory School, Moulsoford Preparatory School, The Oratory Preparatory & Senior School Pangbourne College, Shiplake College, Reading Bluecoat, Queen Anne's School (girls), Cranford House School, Abingdon School, Abingdon International School, Nettlebed Primary School, Gillotts Senior School

**Polo:** Binfield Heath Polo Club, Smiths Lawn Windsor Great Park, Royal County of Berkshire Polo Club

**Sailing:** River pursuits and the world-famous Royal Regatta, Henley Festival of Music & Arts, Marina facilities at Harleyford and Wargrave

**Golf Clubs:** Henley Golf Club, Huntercombe Golf Club, Temple Golf Club, Castle Royale Golf Club

**Shooting:** Shooting at E J Churchill Stokenchurch, Royal Berkshire Shooting School Pangbourne

**Walking:** Superb walking, dog walking and riding in The Chiltern Hills, directly from the house

## Lindisfarne

Originally built in 1948 and extended in the late 70's then again in the late 80's, Lindisfarne is an individual detached property being marketed for the first time in over 35 years. The property occupies a unique and tranquil elevated setting enjoying lovely south west facing gardens and grounds of approximately three acres fronting onto the Hennerton Backwater with the addition of a Boat House. The house offers a fantastic opportunity with current accommodation of approximately 4,930 sq ft to provide a wonderful family home. The site for this property is exceptional and it is rare that this becomes available to the market and is without a doubt a prime location.

Approached via a long and impressive driveway flanked by lawned areas to either side, the property offers ample and flexible accommodation arranged over two floors with the benefit of a ground floor guest suite/annexe with its own kitchenette and en suite bathroom - ideal for an elderly relative or nanny. The current interior offers the new owner the opportunity to add their own stamp onto the property or alternatively apply for permission to extend/redevelop to take advantage of the opportunities the site offers (subject to the necessary planning consents). On the ground floor the entrance hall gives access to the main living room which has three sets of French doors overlooking the gardens and there is a eye catching curved wall with an inset open fireplace. The kitchen is comprehensively fitted with a full range of built floor and wall mounted units incorporating a number of appliances including hob, extractor fan and ovens and a breakfast bar area. Off the kitchen is the utility and boiler room, separate sitting room and dining room. There is also a separate study. On the first floor is the principal bedroom with en suite bathroom and dressing room, two guest suites, two further bedrooms and family bathroom.









## Garden and Grounds

The elevated terrace which runs along the rear of the house enjoys views over the sloping lawns leading down to the Hennerton Back Water and the countryside beyond.

## Directions (RG10 8PE)

From Knight Frank on Thameside, turn left across the bridge and bear right signposted to Wargrave. Continue along the Wargrave Road (A321) for 1½ miles and over the hump back bridge. The entrance drive to Lindisfarne can be found on your right-hand side behind a hedge & picket fencing.

What3words: conspire.bluntly.imparting

## Property Information

**Guide Price:** £2,500,000

**Tenure:** Freehold.

**Services:** Oil fired central heating. Private drainage. Mains electricity and water.

**Local Authority & Council Tax Band:** Wokingham District Council 0118 974 6000. Band H

**Energy Performance Certificate:** Band G

**Postcode:** RG10 8PE



