



RIDGEWAY, WARGRAVE





# A FAMILY HOME SITUATED IN THE POPULAR VILLAGE OF WARGRAVE

The property is set in the village of Wargrave, one mile drive from the train station. It offers excellent, thoughtfully designed living space with many high specification finishes.



Local Authority: Wokingham Borough Council

Council Tax band: G

Tenure: Freehold

Services: All mains

Offers in excess of: £1,250,000





## THE PROPERTY

The property has been beautifully upgraded by the current owners to provide a delightful home. Upon entering, you're greeted by a spacious entrance hall. From here, a door leads to the family room, which opens into a bright and airy open-plan kitchen/dining area, featuring a skylight, bi-fold doors, and a large picture window that frames views of the rear garden. There are also French doors opening onto the terrace, perfect for outdoor dining. Double doors from the hallway lead into a cosy sitting room with a charming fireplace. A separate dining room, utility room, and WC complete the ground floor.

The first floor offers four generously sized bedrooms, most of which feature built-in storage. The principal bedroom benefits from its own en suite, while a well-appointed family bathroom serves the remaining rooms.











## SITUATION

The property 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 a little over half an hour. 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.

### 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 the forth right, and 26 Ridgeway is the first property on the left.

what3words: /// slurping.apple.corn



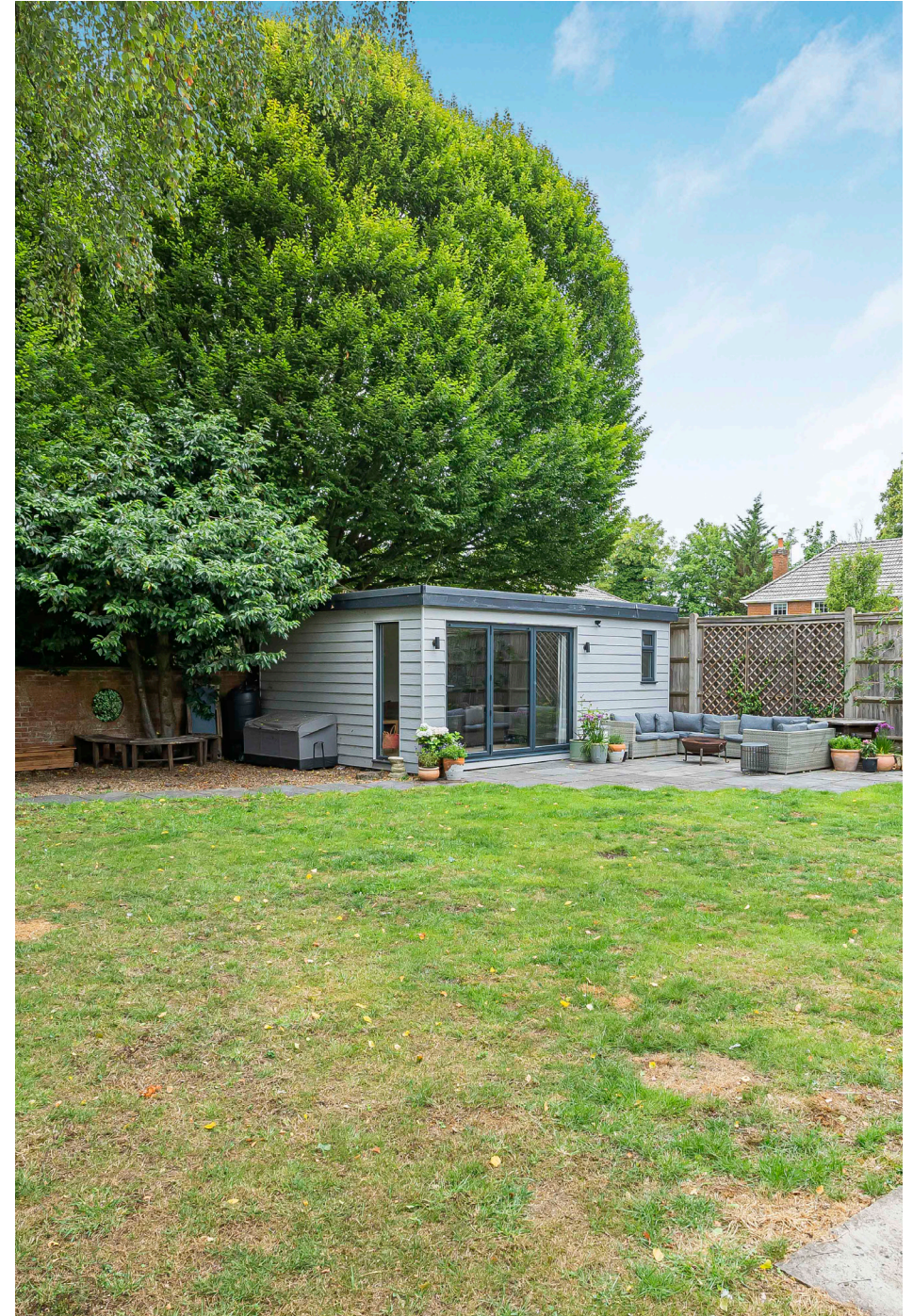




## GARDENS & GROUNDS

To the front of the property is a driveway and double garage with parking for three cars. The garden has trees and hedging, a path leading to the front entrance is bordered by lawns, a gate leads to the back garden.

The rear garden is mainly laid to lawn with mature trees and fencing to provide privacy. There is a patio area for alfresco dining and an annex complete with electricity and a shower room.











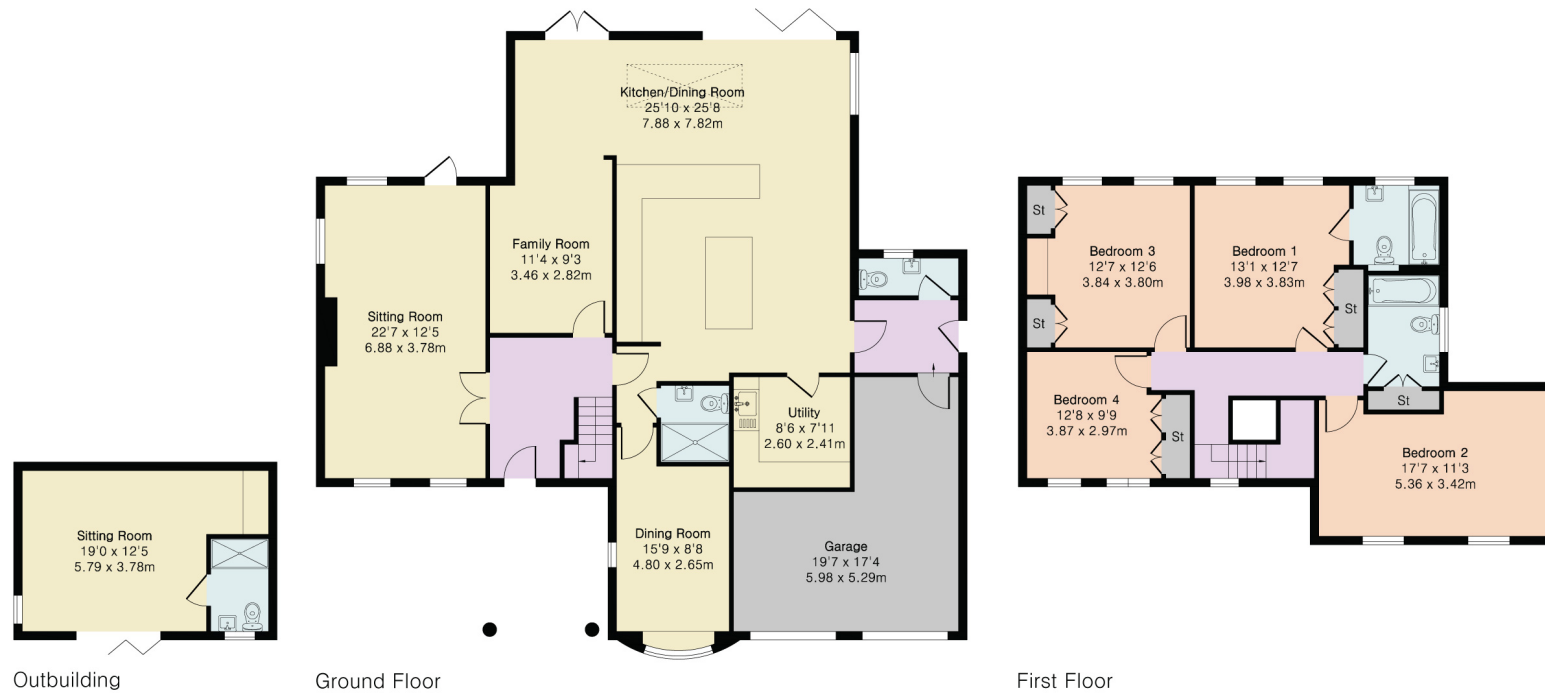


**Approximate Gross Internal Area 2523 sq ft - 235 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1665 sq ft – 155 sq m

First Floor Area 858 sq ft – 80 sq m

Outbuilding Area 236 sq ft – 22 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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