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1 ROSEMEAD, WARGRAVE, READING, BERKSHIRE, RG10 8EQ



- Five bedroom detached home
- No onward chain
- Private gated development
- Previously the Millgate Show home and winner of ES family home of the year 2011
- Central village location
- EPC rating A

Offers in Excess of : £2,000,000 Freehold

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



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PROPERTY DESCRIPTION

Offered for sale for the first time since built in 2010 is the former Millgate show home. Set in a gated area of 6 detached properties this 3665 sqft home offers flexible and modern living in a sought after village location. EPC rating A.

LOCAL INFORMATION

Wargrave is a charming village set on the banks of the river Thames, just 3 miles from Henley-on-Thames and closer still to the local commuter hub of Twyford. Henley town offers a range of shops and eateries as well as the famous Henley Regatta and Festival. There is mainline access to London from Twyford, and Wargrave has its own branch line station. There are highly regarded schools set in the village and there are also numerous local organisations, such as the tennis club, two marinas, rowing club and other social clubs, giving Wargrave a close community feel. There are coffee shops, pubs and eateries close by.





ACCOMMODATION

Covered porchway leads to the main front door with glass inserts adding an abundance of light into the vaulted entrance hall. The entrance hall with Oak stairwell to the first floor and access to all principle rooms also gives access to the integral double garage.

The dining room is located with views to the front whilst the cloakroom is positioned at the rear of the property. The 23ft Sitting room with feature fireplace and glass doors giving uninterrupted views of the rear garden is a distinguished space within this family home. The study offers further views to the rear and the hub of the home is located within the family/kitchen space. With a designated fully fitted kitchen area offering a range of storage solutions and fitted appliances including American Fridge/ Freezer. There is a granite worktop which also offers a breakfast bar area ideal for casual entertaining. There is space for a table as well as sofa area in this comfortable and welcoming room. The utility room with door out to side can also be accessed via the kitchen.

The impressive landing leads to all five bedrooms with the main bedroom at the rear of the property. The main bedroom offers a range of fitted wardrobes as well as a fully fitted bathroom with Villeroy and Boch sanitaryware. The second and third bedroom also benefit from en-suite facilities and fitted wardrobe space, whilst bedroom four and five have use of the main family bathroom.



OUTSIDE SPACE

Access the property via the private gated development and Number 1 Rosemead will be visible straight ahead. The driveway offers parking for several cars and further to this is a double garage with electric doors. The rear garden offers patio areas, mature shrubs and trees to the borders and a risen breeze house perfect for entertaining. There is gated access and a delightful garden room with a dedicated shed for lawnmower and garden tools.

LOCAL AUTHORITY and SERVICES

All mains services. Solar panels. CAT7 wiring to some rooms. Wokingham borough council band H. Please note there is a service charge of approximately £850 per annum to cover the communal areas and maintenance of the electric gates. Further information can be sought from the agent.











CONVEYANCING

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

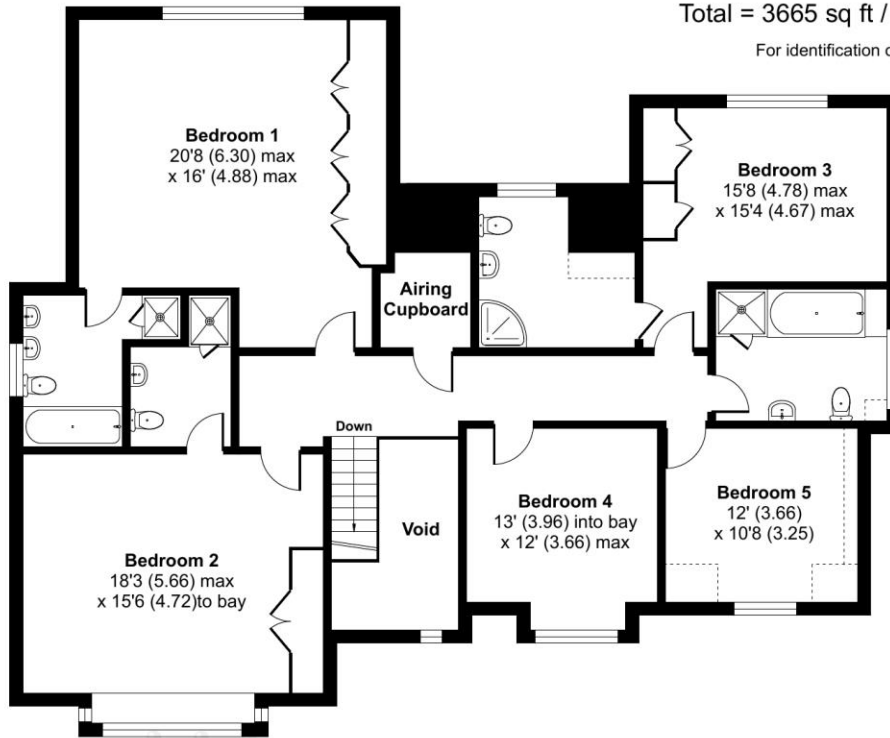
Approximate Area = 3254 sq ft / 302.3 sq m (excludes void)

Limited Use Area(s) = 47 sq ft / 4.3 sq m

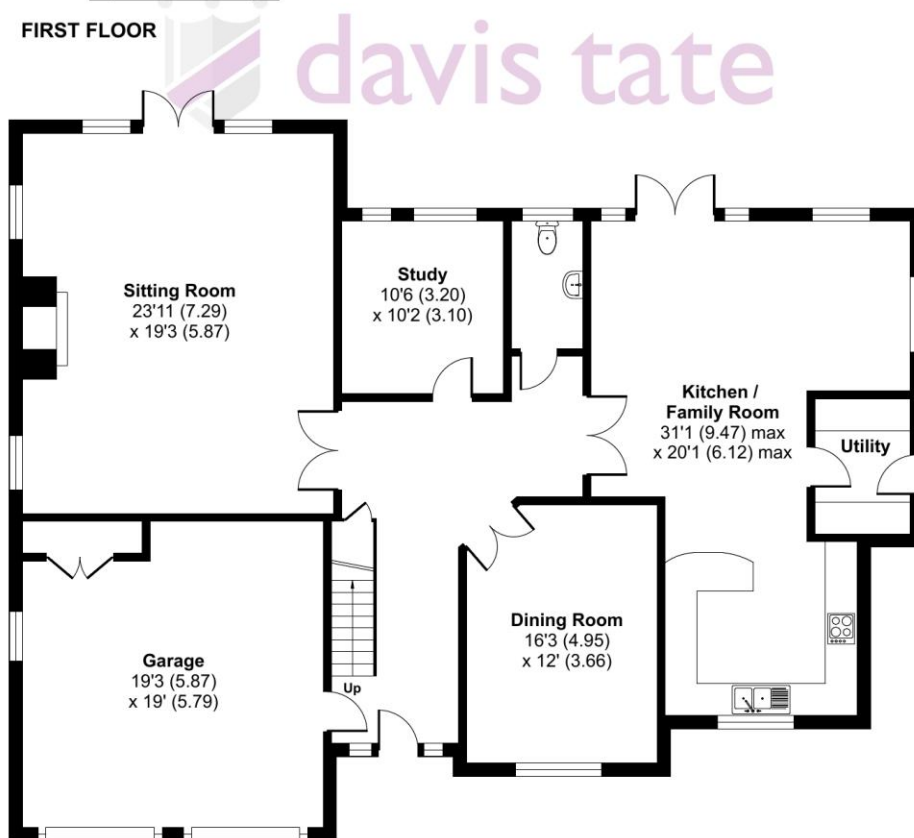
Garage = 364 sq ft / 33.8 sq m

Total = 3665 sq ft / 340.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/dhecom 2023. Produced for Davis Tate. REF: 1036895