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ASANA COTTAGE, 3 VICTORIA ROAD, WARGRAVE, RG10 8AD



- Three double bedrooms + walk in wardrobe
- Sitting/ Dining room
- Off road parking for two vehicles
- Refurbished throughout
- Separate study and downstairs shower room
- Kitchen/ breakfast room

Asking Price £730,000 (Freehold)

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



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PROPERTY DESCRIPTION

Pretty three-bedroom mid terrace cottage located in the centre of a sought after village. This property has been completely refurbished since it was acquired in 2017 and offers a cosy characterful home with off street parking and cottage garden. EPC rating D.

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. 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

Enter the cottage into a welcoming porch area with storage options. This leads through to a cosy sitting/dining room with Tortoise wood box fire and brick fireplace. The property also benefits from underfloor heating in the majority of rooms. The ground floor is tiled throughout and there are several windows (which are the original panes) looking out onto the gardens both front and rear.

The kitchen/breakfast room is located at the rear of the property with a range of clever storage options, quartz worktops and a useful breakfast bar area. There is a window and stable door which looks out on the enclosed rear garden. Also on the ground floor is a study room with window to rear and shelving. It is located next to the downstairs shower room and so could be useful as a guest room.



The first floor has three double bedrooms as well as a walk in wardrobe and family bathroom. The family bathroom boasts a freestanding bath and separate shower cubicle as well as under floor heating.

OUTSIDE SPACE

An enclosed gravel area offers off road parking for two vehicles and a wooden gate leads through to the well tended main garden, with an array of trees and shrubs including an apple tree as well as a patio and BBQ area. The rear of the property is a private area with tiered garden and gravel space.

LOCAL AUTHORITY and SERVICES

Wokingham borough council tax band E. All mains services including Gas. Underfloor heating. This property is NOT listed.





CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

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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

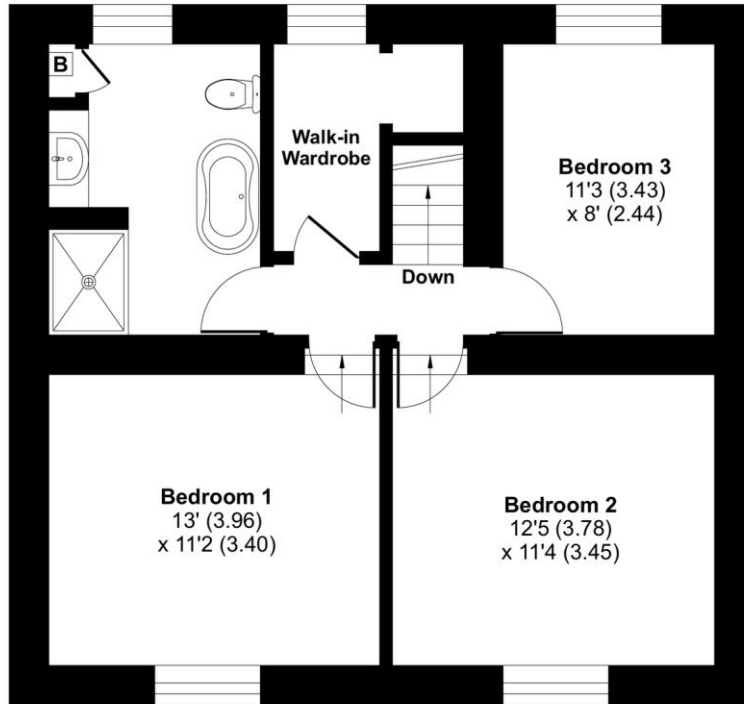
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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

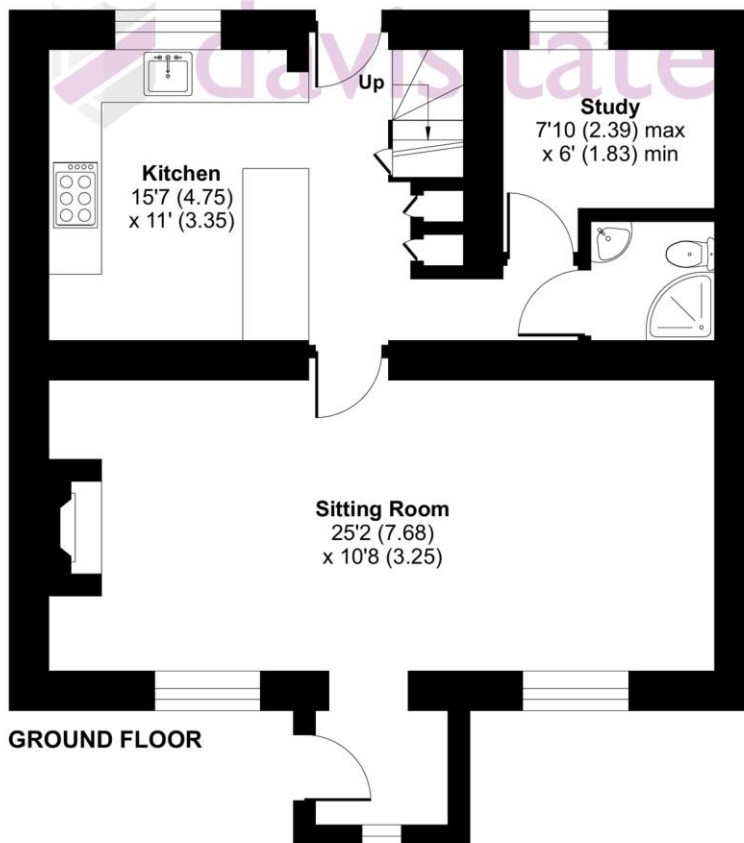
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 1212 sq ft / 112.6 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). © nichecom 2023. Produced for Davis Tate. REF: 1069715