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5 WENTWORTH HOUSE, BLAKES ROAD, WARGRAVE, READING, BERKSHIRE, RG10 8AW



- Mews house
- Three bedrooms
- Open plan kitchen, dining and family room
- Separate Living room
- Private garden
- Private gated development

Guide Price £650,000 (Freehold)

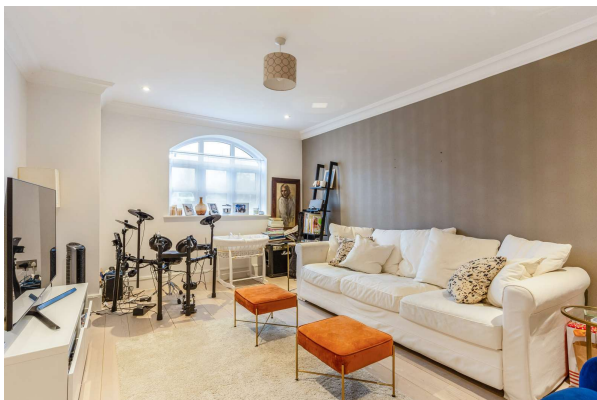
FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



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PROPERTY DESCRIPTION

A beautifully presented three bedroom mews house in an exclusive gated development in Wargrave village. The property has been converted from a Victorian waterworks and offers a spacious open plan kitchen dining and family room, two bathrooms, one en suite, and a private garden. EPC Rating B.

LOCAL INFORMATION

The house is located on Blakes Road, in an exclusive gated cul de sac mews formerly a Victorian waterworks. It is located in Wargrave village, convenient for all the cafes, shops and restaurants in the centre. Wargrave is a charming village, just 3 miles from Henley-on-Thames and closer still to the local commuter hub of Twyford. There is mainline and Crossrail access to London from Twyford, and Wargrave has its own branch line station. The highly regarded Piggott School (secondary) and Piggott Junior School are 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.

ACCOMMODATION

The entrance hall is spacious and light and provides access to the modern guest wc. and a useful cupboard for coats and shoe storage. To the rear is a large open plan kitchen, dining and family room. This benefits from two double French doors out to the garden and a contemporary kitchen with built in appliances and an island with bar seating. There is a separate living room, complete with a bay window with a pretty arch above.



Upstairs, the main bedroom has two windows, both fitted with white plantation shutters. There is a generous wall of wardrobes and a beautiful ensuite, fully tiled, with a separate walk-in shower and bath. There are two further bedrooms, sharing a well appointed family bathroom with a bath with a shower over.

OUTSIDE SPACE

The property is set in well kept communal grounds and benefits from two allocated parking spaces in front, with further visitor spaces available. There are electric gates with video entry.

To the rear is a lawned private garden that includes a shed and a patio for al fresco dining.

LOCAL AUTHORITY and SERVICES

All mains services connected and there are solar panels on the roof. Wokingham Borough Council, tax band E. Annual service charge for maintenance of communal areas is approximately £1,500 pa.



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.

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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. Other important information which you need to know about this property can be found at davistate.com

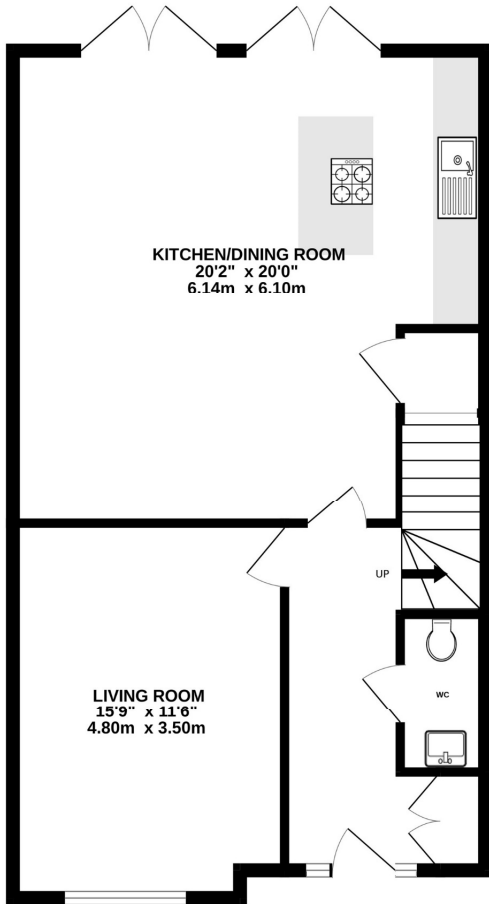
BUYERS INFORMATION

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.

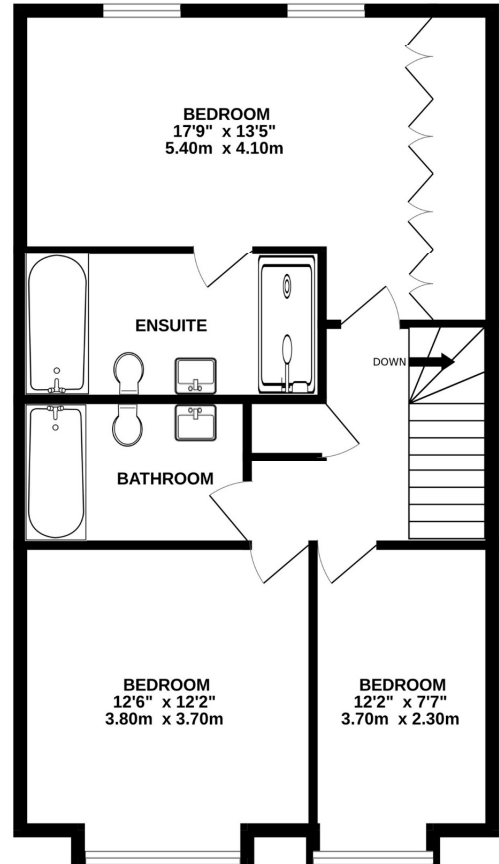
REFERRAL FEES

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.

GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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