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TALL TREES, 8 BRAYBROOKE GARDENS, WARGRAVE, READING, BERKSHIRE, RG10 8DW



- Five bedroom detached
- Secluded non-estate location
- Central Wargrave
- Driveway parking for several vehicles
- EPC rating C

Asking Price: £1,500,000 (Freehold)

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



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PROPERTY DESCRIPTION

Coming to the market for the first time in just under 30 years this five bedroom detached home is offered for sale in a peaceful yet convenient location in the heart of Wargrave. EPC rating C.

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 into the welcoming hallway with access to the principal reception rooms and stairs to first floor. The dual aspect sitting room offers uninterrupted views at both the front and back of the property as well as a brick-built fireplace as a focal point. The playroom/ study is at the rear of the property with views out on to the private rear garden. The impressive kitchen/ breakfast room is the hub of the home with range of clever storage options and granite worktops. The breakfast area has a designated space to the end of the kitchen and the handy utility room offers further storage and a door out to the rear garden. The dining room/ family room is a flexible room and has been used for a number of different uses over the years as the family has grown and changed. This includes a music room and second lounge.

Upstairs there are five bedrooms with an en-suite bathroom to the main bedroom as well as a well equipped family bathroom. The main and second bedroom are located at the front to the property with views across to the front.



OUTSIDE SPACE

Set on a private plot of approximately 0.16 acres and located at the end of a no-through road. This property also boasts a driveway accommodating several vehicles, external power points to both front and back garden. There is gated side access to the rear garden with two storage sheds, patio and lawn area. There is a pretty al fresco dining area with pergola and outside lighting. There is a range of mature trees and shrubs to the established borders.

LOCAL AUTHORITY and SERVICES

Wokingham Borough council band G. All mains services.





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

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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

BUYERS INFORMATION

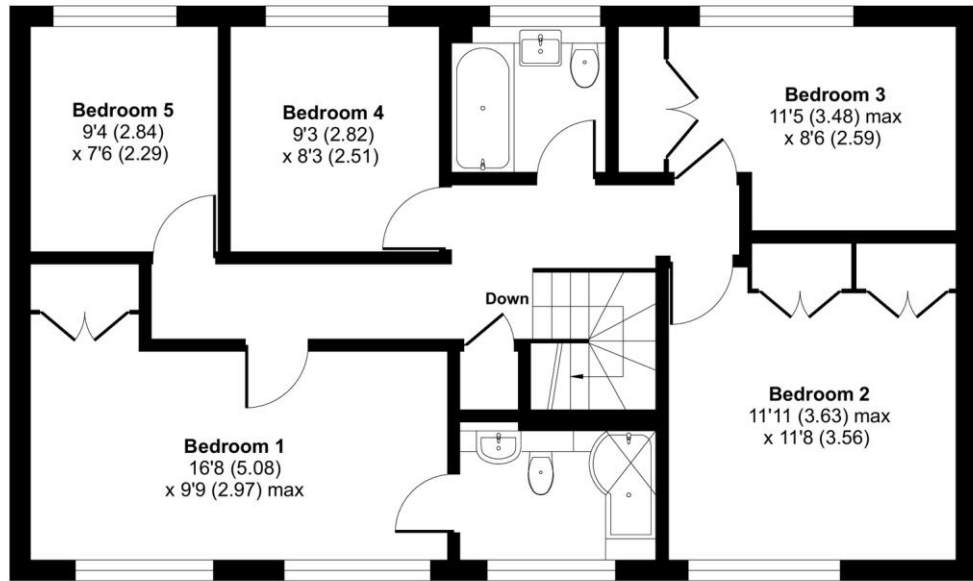
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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

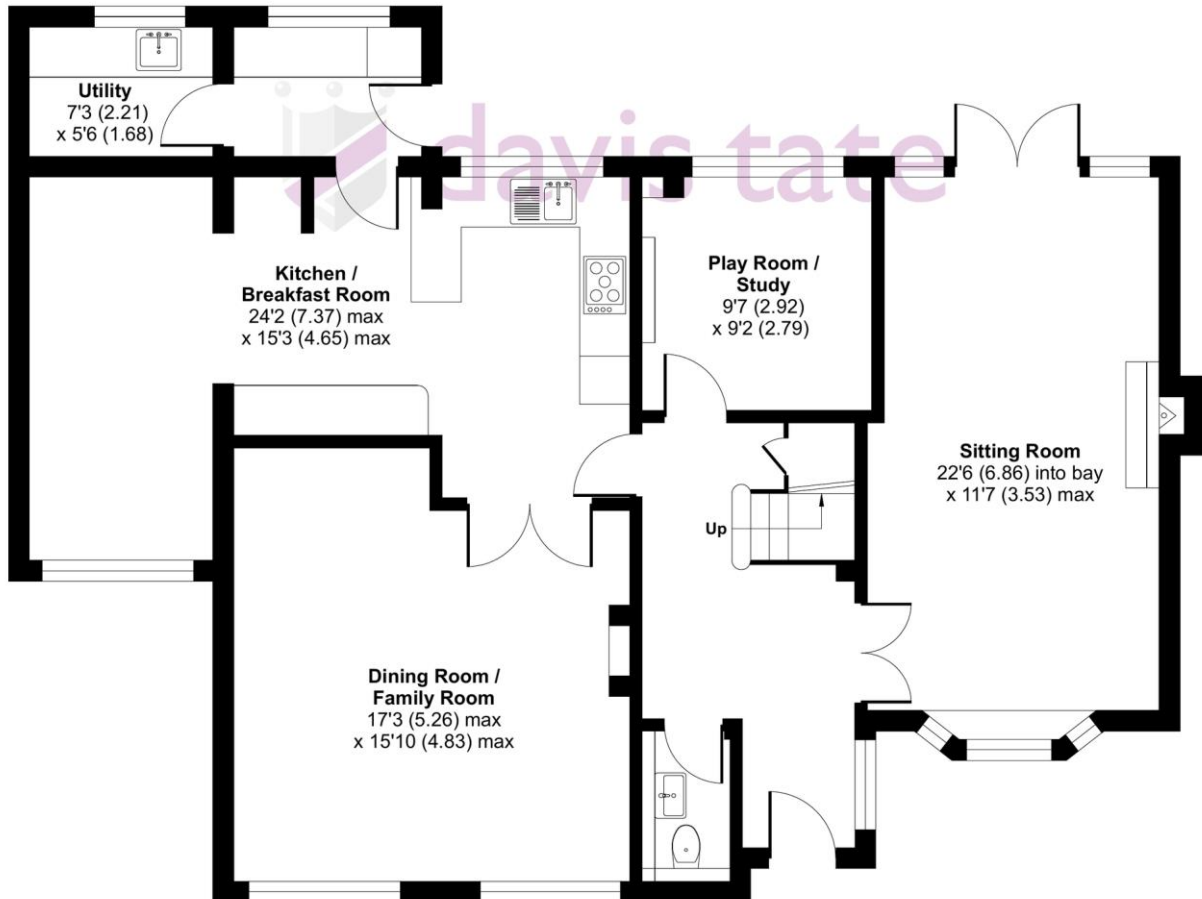
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 1969 sq ft / 182.9 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/checom 2024. Produced for Davis Tate. REF: 1103028