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## WAVERLEY, SCHOOL HILL, WARGRAVE, RG10 8DY



- Edwardian semi-detached property
- Four double bedrooms
- Four reception rooms
- Kitchen breakfast room
- Driveway, garage and pretty gardens
- Desirable Wargrave village location

Asking Price £1,500,000 (Freehold)

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



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## PROPERTY DESCRIPTION

A substantial Edwardian semi-detached property with four double bedrooms located in a prestigious road in Wargrave village. The house offers four generous reception rooms, three bathrooms, a garage and pretty gardens. There are characterful features and high ceilings throughout. EPC Rating E.

## LOCAL INFORMATION

The house is located on School Hill, a desirable road in Wargrave, very close to the Robert Piggott Primary school. It is centrally located in Wargrave village, about a third of a mile from 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 access to London from Twyford, and Wargrave has its own branch line station. The highly regarded Piggott School (secondary) is 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

Built in 1906, the grand Edwardian proportions of the house are evident immediately upon entering. The front door has a pretty stained glass panel and all the windows at the front are traditionally leaded. There is a light entrance lobby with a feature fireplace and built in book cases. The ceilings are high and there are multiple original features including picture rail, coving and ceiling roses throughout. The floor is original wood and continues into the formal living room. This is a grand room with a square bay window to the front. The fireplace is grand, with an open fire and large mantel. The dining room is another stunning space. It has a wall of glazing with centrally placed double French doors to the garden. The fireplace nook and built in storage add character. The kitchen breakfast room has a terracotta tiled floor. There are multiple windows to various aspects and a spacious area for dining. The kitchen is fitted with tumbled granite worktops, double ovens, a water softener and built in appliances, as well as a stable door to the side driveway.



There is a utility space with room for a washing machine and dryer and doors to both the garden and the internal access to the garage. Here, the second set of stairs lead to a separate first floor reception space which could be used as an office, playroom or gym. The fourth and final reception room is a pleasant family space with aspects on to the garden. It is a bright and comfortable informal room with plenty of large windows and French doors to the garden. The ground floor is completed with a modern but traditional style guest w.c.

The first floor offers three beautiful and large double bedrooms, all with built in wardrobes and one with a built in desk. There are two stunning and recently fitted bathrooms. Both offer his and hers basins and a walk in shower. One also includes a free standing roll top bath. The fourth double bedroom is on the second floor. This benefits from an ensuite w.c. and space to create a dressing area, if required. There is also eaves storage accessible from here.

## OUTSIDE SPACE

At the front, the property is largely screened by mature tall trees and foliage. It creates a private and spacious gravel driveway with parking for multiple vehicles. There is access to the garage with an up and over electric door, which also has a door leading to the utility area of the house. The driveway is equipped with a fitted EV charger.

At the rear, the gardens are beautifully tended. The garden begins with a spacious paved patio for dining and relaxing with views over the well-kept lawn and mature borders. There is a feature pond and some lovely trees and flowering shrubs. The back third of the garden is a small orchard, planted with mature miniature fruit trees and including two sheds and a useful practical storage and compost area.







### **LOCAL AUTHORITY and SERVICES**

All mains services connected. Wokingham Borough Council, tax band G.

### **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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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.

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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.

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### **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**

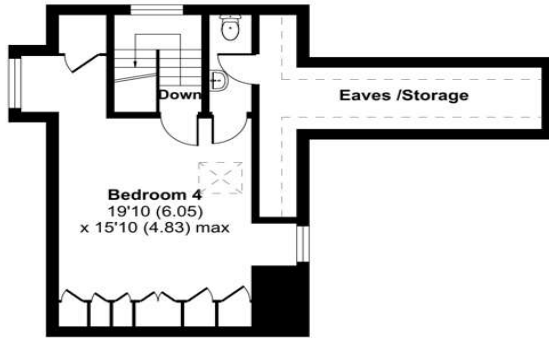
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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



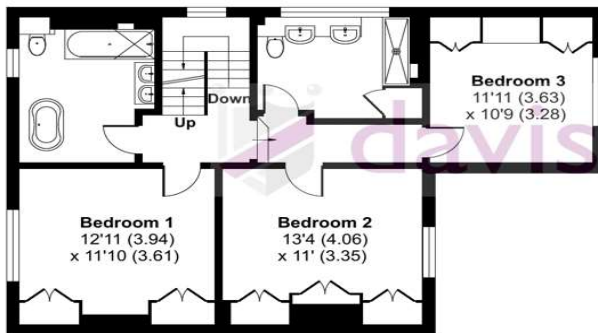
Approximate Area = 2811 sq ft / 261.1 sq m  
Limited Use Area(s) = 96 sq ft / 8.9 sq m  
Garage = 152 sq ft / 14.1 sq m  
Total = 3059 sq ft / 284.1 sq m

For identification only - Not to scale

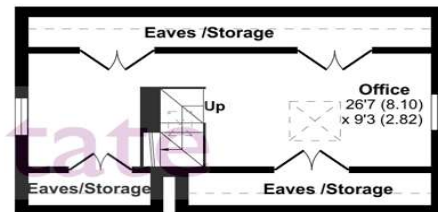
Denotes restricted head height



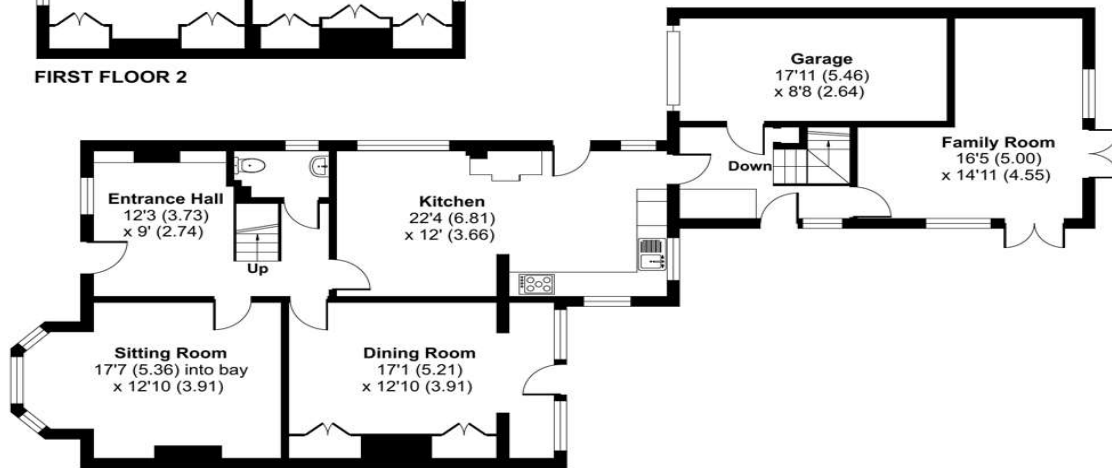
SECOND FLOOR



FIRST FLOOR 2



FIRST FLOOR 1



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024. Produced for Davis Tate. REF: 1104157