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94 High Street,  
Wargrave, RG10 8DE  
**Price guide £825,000**

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# High Street

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Nestled in the heart of the picturesque village of Wargrave, this charming semi-detached house on the high street offers a delightful blend of character and modern living. With five spacious bedrooms and two well-appointed bathrooms, this property is perfect for families seeking both comfort and style.

The current owners have thoughtfully updated the home, creating a stunning kitchen/dining/family room that serves as the heart of the house. This inviting space is ideal for entertaining guests or enjoying family meals, with ample room for everyone to gather and perfect for the winter months with the log burner. The living room provides a cozy space to relax and has the benefit of an open fireplace.

Outside, the good-sized garden offers a tranquil retreat, perfect for summer barbecues or simply enjoying the fresh air. Additionally, the garage presents an exciting opportunity for conversion, whether you envision a home office, gym, or extra living space.

Situated within a five minute walk to the railway station, this property provides excellent transport links to Twyford and Henley-on-Thames, making it an ideal location for commuters. The village itself boasts a charming atmosphere and friendly community with local public houses and coffee shops just a stone's throw away. Piggott Infant and Junior schools are within catchment and Piggott senior school, all within walking distance and very highly regarded schools.

This delightful home combines character with modern updates, making it a must-see for anyone looking to settle in a beautiful village setting.

Don't miss the chance to make this property your own.



### Entrance hall

A lovely, open entrance hall full of character, featuring a tiled floor and an abundance of natural light. Providing access to the reception rooms and garage, it creates a welcoming first impression of the home.

### Living room

Accessed through two openings, this carpeted reception room features an attractive open fireplace and a large window that fills the space with natural light, creating a warm and inviting atmosphere.

### Cloakroom

Accessed from the inner hallway, the cloakroom features panelled walls, WC, wash hand basin, and parquet flooring.

### Kitchen / dining / family room

A stunning open-plan kitchen/dining/family space featuring an island and an excellent range of base and wall storage units. Includes a range cooker, integrated dishwasher, and space for a fridge/freezer. There is ample room for an eight-seater dining table, complemented by a feature log burner for colder evenings. Patio doors open onto the garden, allowing plenty of natural light, with a side door providing access to the front of the property. The family area offers a versatile space, ideal as a playroom, study or snug.

### Bedroom 1 with ensuite

Good-size rear-facing double bedroom with a partially tiled en-suite featuring a corner shower, WC and wash hand basin.

### Bedroom 2

At the front of the house, a spacious double bedroom.

### Bedroom 3

A versatile room that comfortably accommodates a double bed and is currently utilised as a study/home office.

### Bedroom 4

Located at the front of the property, this well-proportioned double bedroom benefits from fitted wardrobes, providing excellent storage space.

### Bedroom 5

Situated at the rear of the property, this bedroom benefits from floor-to-ceiling fitted wardrobes, providing excellent storage.

### Family bathroom

Partially tiled bathroom with bath and shower over, wash hand basin, WC, heated towel rail, and built-in shelving for storage.



The Old Butchers, 15 High Street, Twyford, Berkshire, RG10 9AB  
t: 0118 934 0027 e: twyford@wentworthea.com



## High Street, Wargrave, Reading, RG10

Approximate Area = 1588 sq ft / 147.5 sq m

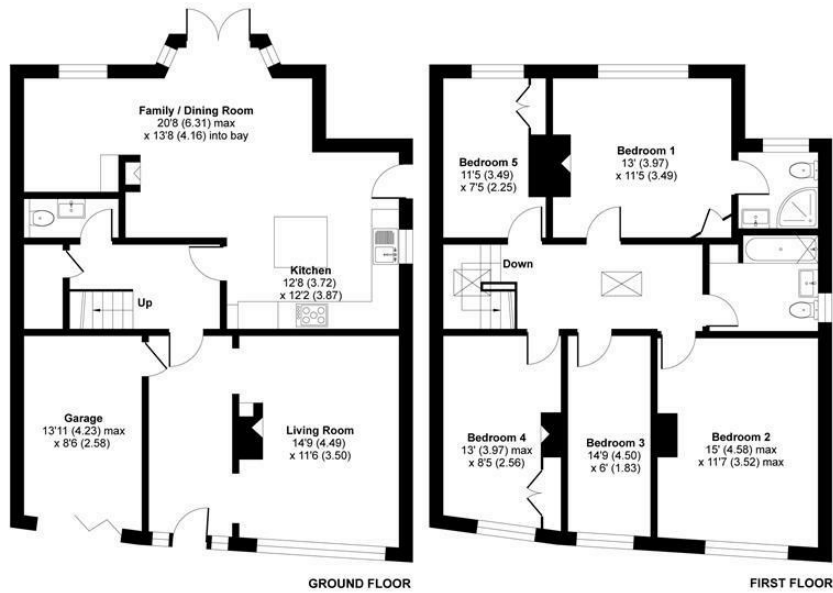
Garage = 114 sq ft / 10.5 sq m

Total = 1702 sq ft / 158 sq m

For identification only - Not to scale



Denotes restricted  
head height



# The Estate Agent People Recommend



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.