WentWorth
Estate Agents

65 Ridgeway,
Wargrave, Reading, RG10 8AS

£950,000

Ridgeway, Wargrave

Wentworth Estate Agents have pleasure in offering to the market a FABULOUS FIVE BEDROOM DETACHED HOUSE within a sought after area in Wargrave village. The property is within walking distance of the River Thames, high street pubs, corner shop, pharmacy, coffee shops, doctors surgery, recreation ground and the train station serving Henley-on-Thames and Twyford with connections to Reading and London Paddington and the Elizabeth line.

Ground floor accommodation comprises of good size entrance hall, storage under the stairs, cloakroom, living room at the front of the house with a bay window and fireplace, through to the kitchen/dining/family room. The kitchen is modern with plenty of eye and base level units, integrated fridge/freezer, integrated dishwasher and a breakfast bar area. The kitchen also has a fantastic walk in larder cupboard, perfect for families. There is space for an eight seater table and sofa with patio doors to the garden. Accessed from the kitchen is the family room or playroom, also with patio doors to the garden. Off the kitchen is Utility room with further storage and space for washing machine and dryer and access to the garage.

First floor accommodation comprises of master bedroom at the rear with fitted wardrobes, shower room, a further three double bedrooms and a single room also perfect as a study. The family bathroom is fully tiled with a five piece suite.

Further benefits include garage, parking for numerous cars on the driveway, private landscaped garden, decking area with summer house, gas central heating, double glazed windows.

Wargrave is near to Twyford with shops, restaurants, Tesco Express and Waitrose and the historic town of Henley-on-Thames is only 4 miles away. The M4 is also less than 10 miles away providing easy access to Heathrow and the motorway network.
Within catchment for The Piggott Infant and Junior Schools, Crazies Hill C of E Primary School and the Piggott Secondary School.
EPC - D
Council Tax Band - G

Entrance hall
A lovely good size entrance hall, with plenty of space and access to the cloakroom, stairs, kitchen and living room. Plenty of space under the stairs for storage.

Cloakroom
Accessed from the hallway at the front of the property with WC and wash hand basin

Living room
A lovely 18ft carpeted room with fireplace and a lovely bay window at the front. The room benefits with downlighting and double doors through to the breakfast and family room.

Kitchen/living/dining room
The kitchen is the hub of the house with under floor heating, a great room for entertaining. With plenty of eye and base level units, integrated dishwasher, integrated fridge/freezer, double oven, induction hob and a walk in larder cupboard. The dining area is carpeted with plenty of space for a dining room table and further space for a sofa and patio doors to the garden. The room has downlighting and plenty of light coming through from the living area with large windows.

Family room
Accessed from the kitchen, a great 15ft room with patio doors to the garden and patio area. This room has plenty of space and perfect play room or snug.

Utility room
Accessed from the kitchen, with further storage and sink. There is space for the washing machine and dryer, but additionally the room is big enough to also have a clothes rail. Benefits with access to the garage.

Master Bedroom
A 13ft double bedroom at the rear of the property overlooking the garden, benefitting with fitted wardrobes and further space for storage.

Shower room
Half tiled shower room with under floor heating and walk in shower, WC, wash hand basin and a heated towel rail.

Bedroom 2
At the rear of the property a great double bedroom with fitted wardrobes. The room benefits with a view of the garden.

Bedroom 3
A double bedroom at the front of the property with plenty of space and fitted wardrobes.

Bedroom 4
A further double bedroom at the front of the property with fitted wardrobes.

Bedroom 5
This is a single bedroom at the rear, but also perfect for a study.

Family bathroom
Fully tiled family bathroom with under floor heating, full size bath, wash hand basin with storage under, WC, heated towel rail and large walk in shower.

Garden
A lovely landscaped garden with patio area and a pathway leading to a decking area for outside furniture and relaxing in the evening and a summer house. The garden benefits with plenty of shrubs and plants.

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

wentworthea.com wentworth_ea wentworthestateagents

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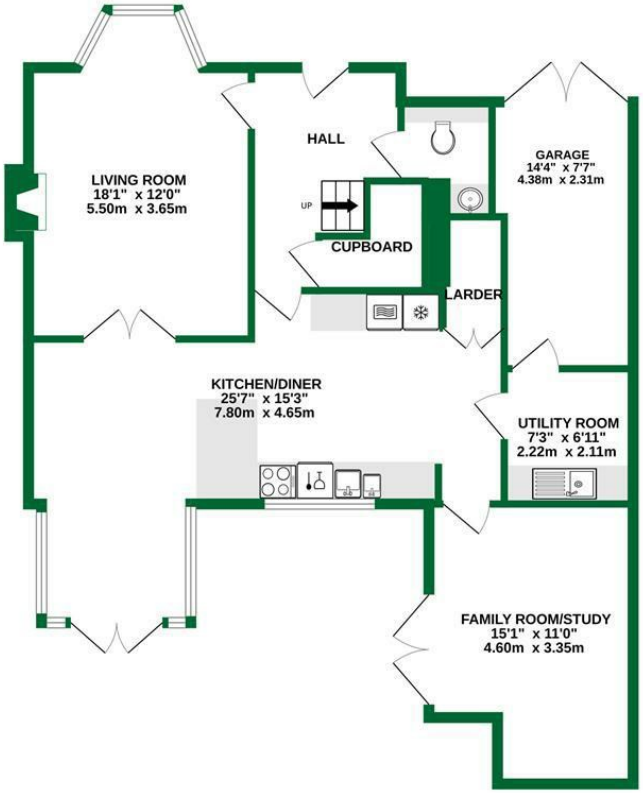
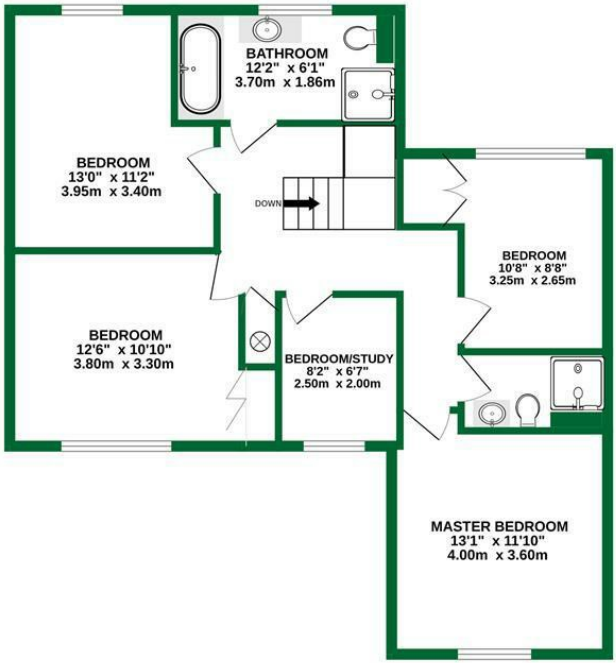
GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1744 sq.ft. (162.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.