



4 Wellington Cottages,
Warren Row, Reading, RG10 8QX



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Wellington Cottages, Warren Row

Wentworth Estate Agents have pleasure in offering to the market a beautiful FOUR DOUBLE BEDROOM MID TERRACE country cottage within the small hamlet of Warren Row.

The property is deceptively spacious over three floors, with a great size private rear garden.

Warren Row is a charming village in Berkshire between the A321, A4 and A4130 roads, and is located approximately 3.5 miles south-east of Henley-on-Thames. The village benefits with a local cafe and bicycle shop, a local pub close by in Crazies Hill, The Horns, and The Dew Drop in Burchetts Green which is within walking distance through the woods.

Within Catchment to Crazies Hill Primary School and Piggott Junior and infant school.

Ground floor accommodation comprises of entrance hall, living room / dining room with log burner fireplace in the living room area, kitchen and cloakroom.

First floor accommodation comprises of master bedroom with large 4 piece spectacular Ensuite and a further double bedroom.

Second floor accommodation comprises of a further two double bedrooms and wet room with shower area, WC and wash hand basin.

Further benefits include blocked paved driveway for two cars at the front of the property with a path leading to the front door and surrounding shrubs. South west facing garden, and woodland area at the rear, gas central heating, sash windows and solid oak flooring in the entrance, living/dining room.

EPC - E



Entrance

A lovely entrance hall with solid oak flooring, with access to upper floors and living /dining room.

Living / Dining Room

A stunning 21 ft double aspect room with oak flooring and a sash bay window to the front. The living area benefits with a log burner, feature vintage radiators. The dining area also has a vintage radiator and plenty of space for an 8 seater table.

Cloakroom

A fabulous benefit to this property with a space saving wash hand basin above the WC, tiled floor and a walled wine holder.

Master Bedroom and Ensuite

On the first floor a 14.7 ft bedroom at the front of the property with stripped wood floor boards, built in wardrobes, feature vintage radiator and access to a 'Jack and Jill' bathroom that takes your breath away, with access from the master bedroom and hallway. A 'William Holland Cuprosa Bateau' bath with nickel interior and side taps with hand shower, a walk in shower enclosure with rainfall shower and his and hers wash hand basins and high flush WC and feature radiator/towel rail, feature fireplace and marble flooring and tiled walls.

Bedroom 2

A double bedroom on the first floor at the rear of the property looking into the garden and woodland area. Stripped wooden floors, and dual aspect window.

Bedroom 3

On the second floor, a large 15 ft bedroom with two skylight windows with garden and woodland views, built in wardrobes and eaves storage with fitted carpet.

Bedroom 4

On the second floor a further double bedroom with laminate wood flooring, eaves storage.

Shower wet Room

On the second floor, a wet room with a shower area, low level WC and wash hand basin, fully tiled.

Garden

A lovely south-west facing garden with views into the woodland area. There is a decking area, patio and laid to lawn garden with fruit trees and shrubs.



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

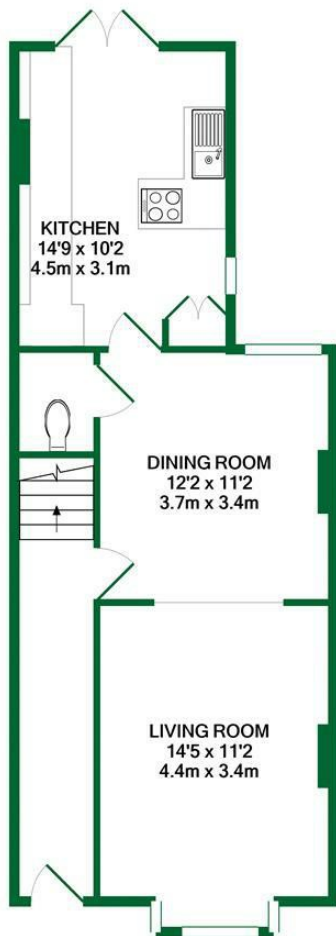
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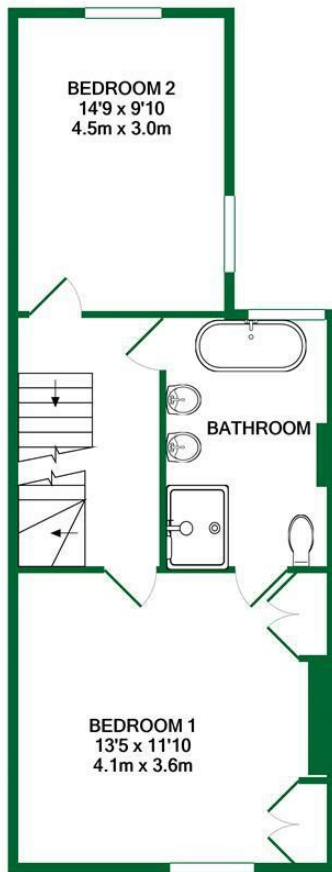
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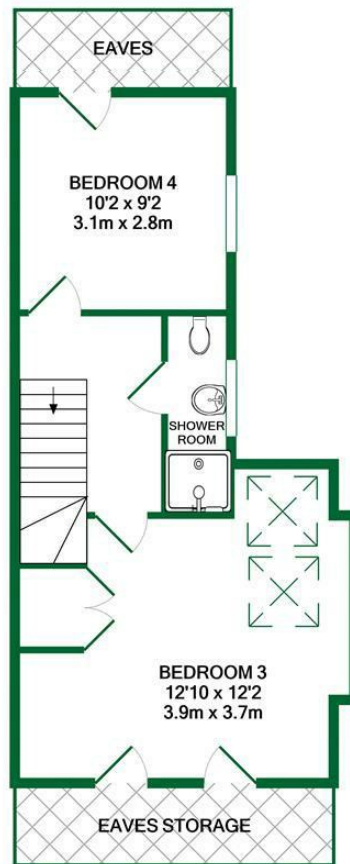
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GROUND FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1490 SQ.FT. (138.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.