



1 Charvil House Road,
Charvil, Reading, RG10 9RD
Price guide £999,999



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Charvil House Road, Charvil

Wentworth Estate Agents have pleasure in offering to the market this fabulous FOUR BEDROOM DETACHED FAMILY HOUSE with a GARAGE benefitting from a 1/3 of an acre plot within a quiet location in Charvil. A short walk to the river and many further walks around the area.

The property benefits from a very large garden at the rear with plenty of shrubs, trees, vegetable garden and an orchard.

Within catchment to Charvil Piggott Primary school and Sonning Primary school and Piggott Senior School. Twyford is a short distance away with the mainline train station serving London Paddington and Reading.

Ground floor accommodation comprises of entrance porch, leading into the hallway, WC, living room with dual aspect windows, dining room, family room, study and kitchen / breakfast room.

First floor accommodation comprises of master bedroom with fitted wardrobes, further three double bedrooms, shower room with shower, WC and wash hand basin, a further separate WC and family bathroom with bath, shower and wash hand basin.

Further benefits include gas central heating, plenty of storage cupboards on the landing, double glazed windows, large private rear garden with an extensive lawn area, large patio area, vegetable garden and orchard, sheds and a pergola. The property benefits with a garage with electric doors, a front rockery garden and parking for five cars on the driveway with gates.

EPC - D



Entrance Hall

A good size porch with space for shoes and coats and dual aspect windows, entering into the hallway with access to multiple rooms.

Cloakroom

Located under the stairs, with WC and small hand basin

Living Room

Large front to back, dual aspect 17ft living room with fireplace. With an additional space at the end of the living room benefitting with under floor heating, velux window and sliding doors to the garden.

Dining Room

Accessed from the hallway with double glass doors and a large bay window. Plenty of space for an 8 seater dining table.

Family Room

Accessed from the dining room, with access to the kitchen, a lovely cosy snug with a big window and velux window benefitting with lots of light.

Kitchen/ Breakfast room

A good size kitchen area, with velux windows for additional light and side door with access to the garden. Plenty of eye and base level units, integrated dishwasher, integrated microwave and Rangemaster oven. The kitchen also benefits with a breakfast bar and space for a couple of stools.

Study

Accessed from the hallway and kitchen, a good size 14 ft room with a large window looking into the garden.

Master Bedroom

Located at the front of the house, a 13 ft master bedroom with dual aspect windows for lots of light and fitted wardrobes.

Bedroom 2

At the rear of the property, a double bedroom with plenty of space for wardrobes.

Shower Room

Next to bedroom 2, a fully tiled bathroom with shower, WC and wash hand basin

Bedroom 3

At the front of the house, a double bedroom with space for wardrobes and dressing table.

Bedroom 4

At the front of the property, a double bedroom with space for wardrobes.

Family Bathroom

A fully tiled family bathroom with separate bath, shower and wash hand basin.

WC

A separate WC next to the bathroom with a window.



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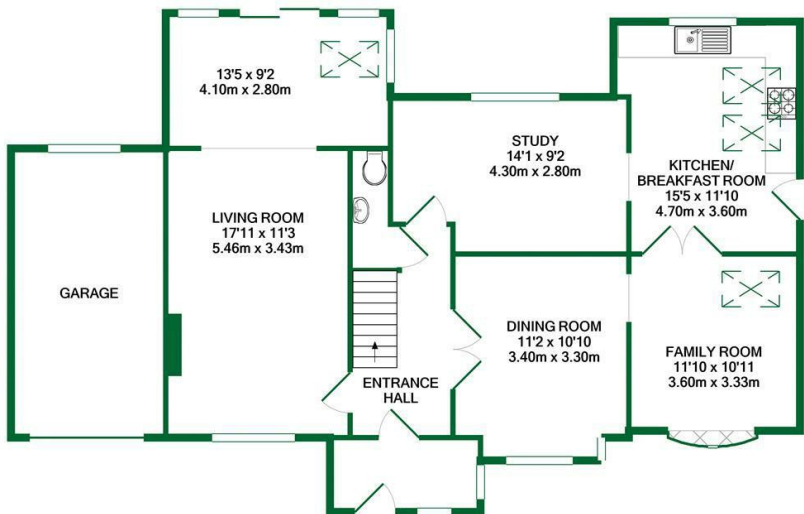
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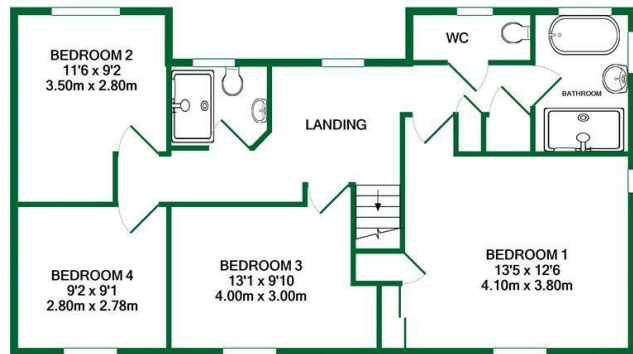
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1851 SQ.FT. (172.0 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.