



- Spectacular views over the river
- Beautifully appointed
- High ceilings, elegant rooms
- Bespoke kitchen/breakfast room
- Private boathouse
- Garaging and store
- Sweeping lawns down to river

- Henley-on-Thames 3 miles
- Twyford 2 miles
- Wargrave station 0.5 miles
- Reading 7 miles
- London 36 miles
- Heathrow 20 miles

An elegant and beautifully presented duplex apartment with outstanding views over the River Thames, sweeping lawns and with a private boat house.



Wargrave Hall

Dating from 1770, this fine Georgian manor house sits in a prime position on the banks of the River Thames with arguably some of the finest views across the river to the water meadows beyond. Restored and renovated by the current owners, the property is on the first floor and set over two floors. The newly rebuilt balcony stretches along the whole of the back of the apartment, From here there are superb Westerly views from which can be witnessed the most stunning sunsets.

Accommodation

With nearly 2,500 sq ft of accommodation, there are high ceilings and light and bright, well-proportioned rooms with further rooms into the eaves on the top floor. All bathrooms have been stylishly renovated and the standard of interior design is of the highest order. The main sitting room has a square bay window and sliding doors leading to the balcony. The kitchen is fitted with bespoke wall and floor units with integrated appliances, a central island and breakfast table. There is a further reception room or dining room, this has a bathroom off. The main bedroom has a large bay window, access to the balcony and, of course, fine views. There is a walk-in closet and a spacious en-suite bathroom. Upstairs, there are two further bedrooms, one into the eaves and the other with a high ceiling. Both have superb views and share a smart new bathroom. Also on this floor are two further eaves rooms, currently loft storage but with potential to extend, subject to the usual consents.

Outside

There is a large shared driveway to the front of the property with plenty of guest parking. There are two garages with up and over doors and a further storage space between them. To the side of the property is a wash room with a gardener's wc, this has potential to convert to a shower and changing room. To the rear of the property are the wonderfully tended lawns which gracefully sweep down to the River Thames. These gardens are shared between the five properties in Wargrave Hall and are looked after by a gardener. Number 3 has sole ownership of the boat house; at 30 foot long a useful size for river cruising. This has space in the roof for paddle boards and canoes and has electric gates for access directly onto the Thames.



Situation

Wargrave Hall is in the centre of the pretty village of Wargrave which has a number of restaurants, coffee shops and pubs. Wargrave station just a level walk away, links with trains to London, Paddington (via Twyford from 27 mins) and the newly opened Elizabeth Line to the City. Twyford also has a very good Waitrose supermarket. There is a popular tennis club, sailing club and an annual Wargrave and Shiplake Regatta which is held in August. The apartment has views over the entire course.

Henley-on-Thames is downstream, Sonning-on-Thames is upstream and the larger centres of Reading and Maidenhead are within easy reach for comprehensive shopping and transport links.

Services

All mains connected. Gas fired central heating (new boiler and hot water system). Annual service charge currently £1,800 per quarter (covers insurance, gardening, maintenance of common parts, gardening, etc) Share of Freehold, 999 year lease from 1970. EPC Rating D. Wokingham District Council, Council Tax Band G.

Agents note: Please be advised of a residents agreement that pets are not permitted.

Directions

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Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.

