



CHERRY EYOT, WARGRAVE, BERKSHIRE



CHERRY EYOT



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A rare combination of sculptural design, riverside living, and considered architectural detail – a modernist retreat in one of the area's most picturesque settings.

Cherry Eyot is a striking contemporary Grand Designs award winning residence by the acclaimed architect John Pardey, elevated on slender steel stilts to maximise light, space and uninterrupted views of the River Loddon and St Patrick's Stream. Set within a secluded two-acre plot including an adjoining paddock, the house enjoys approximately 650 feet of private river frontage to the south, east and west of the house, combining tranquillity with dramatic waterside presence.



THE PROPERTY

This summer, the property has benefitted from a £500k refurbishment to achieve a prestigious transformation including the entire exterior of the house finished in cedar and slate, a new bespoke kitchen, all new bathrooms, underfloor heating, electric blinds, new electrical system, sophisticated lighting inside and outside, 3 new moorings, complete renovation of the grounds and installation of an irrigation system covering the entire garden.

The house is entered via a staircase to the first-floor reception hall, framing panoramic views over both rivers and countryside. At its heart, the bespoke kitchen features Italian slate worktops and central island, Gaggenau appliances and a Quooker tap. Flowing naturally into two living rooms with an open fire place and a log burner, these areas extend onto teak balconies and terraces providing seamless indoor/outdoor living and extend to further outdoor rooms for entertaining and riverside relaxation.





THE PROPERTY CONTINUED

Five bedrooms are arranged along the main axis, each benefitting from wall-to-wall river views, with three having balconies. Bespoke bathrooms are fitted with premium fixtures, a freestanding bath and walk-in showers.





OUTSIDE

Wild life is abundant where St Patricks Stream meets the River Loddon, and beneath the formal living spaces, a sheltered outdoor deck with integrated lighting and built-in barbecue creates a stunning entertaining space, while additional ground floor storage, a wine cellar, and utility spaces provide practical support. The property has three private moorings and immediate access to The River Thames and nearby marina facilities.



THE LOCATION

Wargrave and Twyford offer local shops and fast trains to London, with Crossrail soon from Twyford. Henley-on-Thames, just over 4 miles away, provides shopping, schools, and riverside leisure, while the M4 gives swift access to London, Heathrow, and beyond. The area is a haven for golf, racing, boating, and country pursuits, with schools including Eton, Shiplake College, and Wellington College close by.





PROPERTY INFORMATION

Services

Mains electricity, private water & drainage

Local Authority

Wokingham District Council

Council Tax

Band G

EPC

Band D (58) Potential (70)

Postcode

RG10 8HL

What3Words

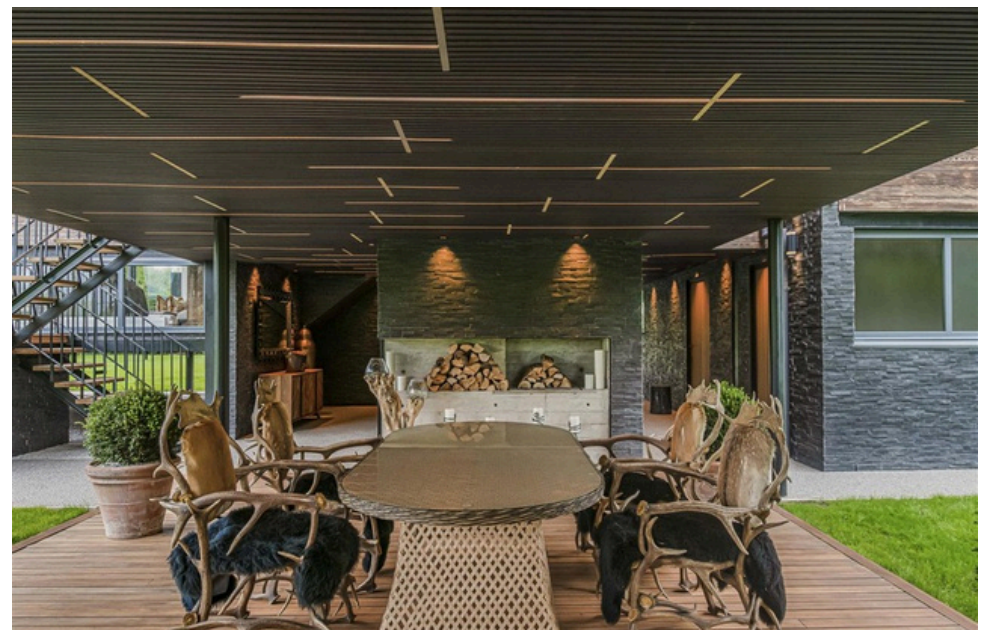
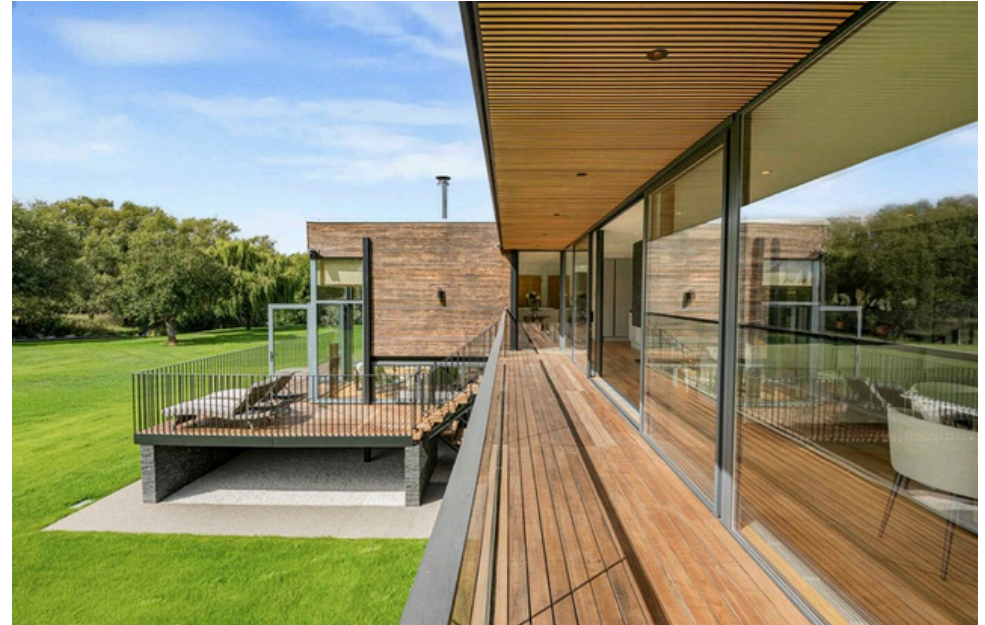
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Viewings

By prior appointment with Robinson Sherston

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.



**Approximate Gross Internal Area 2803 sq ft - 261 sq m
(Including Utility/Plant Room, Wine Cellar and Store Room)**

Upper Floor Area 2429 sq ft – 226 sq m

Main Terrace Area 278 sq ft – 25.8 sq m

Loddon Balcony Area 203.3 sq ft – 19.0 sq m

St Patricks(Bedroom) Balcony Area 91 sq ft – 8.5 sq m

Al-Fresco Terrace Area 466 sq ft – 43.3 sq m

Undercroft Carport Area 800 sq ft – 74.3 sq m

Entertainment Area 479 sq ft – 44.5 sq m





01491 411 911

henley@robinsonsherston.co.uk

robinsonsherston.co.uk
