



**Guide Price**  
**£525,000**

- 3 Bedrooms
- Living Room
- Dining Room
- Family Bathroom
- Garden
- EPC: G

A three bedroom character terrace near to the centre of Wargrave

## Victoria Road

A character three bedroom cottage, which would benefit from some updating, located in the heart of the village of Wargrave.

- Henley 4 miles
- Station 0.8 miles
- Reading 7 miles
- London 40 miles
- M4 (J8/9) 7.4 miles
- Heathrow 21 miles



## 56 Victoria Road

Situated on a highly regarded road in the heart of Wargrave, this attractive character property now requires updating, but offers huge potential and has a wealth of original features including leaded light windows, wooden floors and open fireplaces.

The accommodation is arranged over two floors, the ground floor has 2 separate reception rooms accessed from the hallway. The kitchen steps out to the garden and, upstairs there are three bedrooms and a family bathroom.

The house offers much potential to extend into the loft and also out at the back (SSTP) without compromising a family sized garden.

## Outside

The mature front garden is accessed through a gate with a path leading to the front door.

To the rear of the property is a peaceful, south facing cottage garden over 100ft in length. The garden is very private, sunny and not overlooked and would easily accommodate a replacement shed /office at the top end.

## Situation

The property can be found in the lovely historic village of Wargrave in Berkshire, along the Thames and Loddon rivers, with boating and marina facilities nearby as well as some wonderful walks and rides on the Thames Path and into the local hills surrounding the village.

The village provides many amenities with restaurants, pretty public houses, cafes and day-to-day shopping. Wargrave Station has a regular service and connects with the newly opened Elizabeth Line into central London. There are some excellent schools in the village with some renowned schools close by including Reading Blue Coat School, The Dolphin School and Rupert House. The larger centres of Henley on Thames, Marlow, Sonning on Thames and Reading are all within easy reach. There is Golf at nearby Hennerton Henley and Castle Royal which also has a private members gym.

## Services

Mains services: Electricity / gas / water / drainage.

Council Tax: Wokingham Borough Council  
Band D in 2023/2024 £2,186.84



## Directions

Postcode: RG10 8AE

What3Words: ///defaults.camera.witty

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.



Tel: 01491 411911

Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## 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.