



**RIVER VIEW
18 WATERMANS WAY
WARGRAVE
BERKSHIRE**


jacksons 
RIVERSIDE

River View

18 Watermans Way

Wargrave RG10 8HR

A spacious family home, located in a wonderful position at the end of this desirable cul-de-sac and enjoying attractive secluded landscaped gardens with views of the River Thames.

Guide Price £1,150,000 Freehold

- SPACIOUS ENTRANCE HALL
- TRIPLE ASPECT LIVING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- FAMILY ROOM/STUDY
- CLOAKROOM
- CONSERVATORY
- MASTER BEDROOM/DRESSING ROOM WITH EN-SUITE BATHROOM
- FOUR FURTHER BEDROOMS
- FAMILY BATHROOM & SEPARATE SHOWER ROOM
- DOUBLE GLAZED WINDOWS & DOORS
- PART AIR CONDITIONING
- DOUBLE GARAGE
- GARDEN HOME OFFICE/STUDIO
- BOAT SHELTER



The Property

One of the main features of this delightful home, is the wonderful aspect which the property enjoys, with far reaching views over the River Thames and across the meadows beyond. The property itself has been well maintained, with double glazed windows and doors throughout, easy maintenance plastic fascias and soffits and the inclusion of air conditioning system to the first floor. The gardens are beautifully tended and extend to 0.44 of an acre with various outbuildings including its own well for garden irrigation. To one side of the property there are timber electric gates which provide additional parking for vehicles, boat or caravan etc.

Location

The property is within a short walk of the village which offers facilities including a post office, shop, library, public houses and restaurants. Wargrave railway station is at the end of the road and offers a service to London, Paddington (via Twyford) approximately 45 minutes. Piggotts Primary and Secondary Schools are also both within walking distance. Wargrave Marina is also very close, with moorings subject to availability.

Accommodation

Entrance door to lobby, glazed door to a spacious entrance hall with open-tread stairs and balustrade; cloakroom. The spacious living room is a triple aspect room with fireplace (currently with fitted electric fire), archway to dining room and sliding doors to a wonderful spacious conservatory having three sets of doors, ceramic tiled floor, heating and ceiling fan. The conservatory also enjoys views over the river to the rear. There is a third reception room/family room/study with bespoke fitted book shelves and low-level storage.

The kitchen is comprehensively fitted to two walls with rolled-edge worktops and fully tiled walls. There is a double oven, Neff 4-ring hob and extractor hood, built-in pantry and utility area with modern gas boiler, Amtico flooring and windows to rear also overlooking the river. From the hall is a door to integral garage with electric up-and-over door, windows, power and light.

On the first floor there are five bedrooms with air conditioning vents; the master bedroom/dressing area is spacious with fitted wardrobes and fully tiled en-suite bathroom with independent shower over. There are fitted wardrobes to bedrooms two, three and four. The family bathroom has a whirlpool bath with shower over and there is a further separate shower room.

Outside

To the front is a tarmac driveway with parking for several vehicles and access to either side with electrically operated double vehicle gates to one side with grasscrete area for further parking. The rear garden is beautifully tended and landscaped with a large area of lawn and several paved areas for al fresco dining including an attractive circular dining area with walls and pergola surrounded by mature climbing shrubs. Also in the rear garden are various outbuildings including a substantial timber building, ideal as a home office or studio with covered veranda, summer house, potting shed and a large garden shed. There is a well for garden watering. To the rear is a 20' x 10' boat shelter with hard-standing, pitched and tiled roof, power and light with access, subject to licence, to the Wargrave boat club.

Directions

From our office in Hart Street, proceed over Henley Bridge and take the right turn to Wargrave. Continue into Wargrave village, carry straight on at the traffic lights and after a short distance take the right turn into Station Road, proceed along Station Road taking the fourth right turn into Watermans Way.

Viewing

Strictly by appointment with Jacksons Riverside on 01491 412992

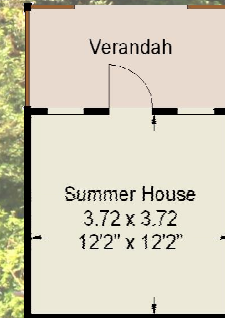
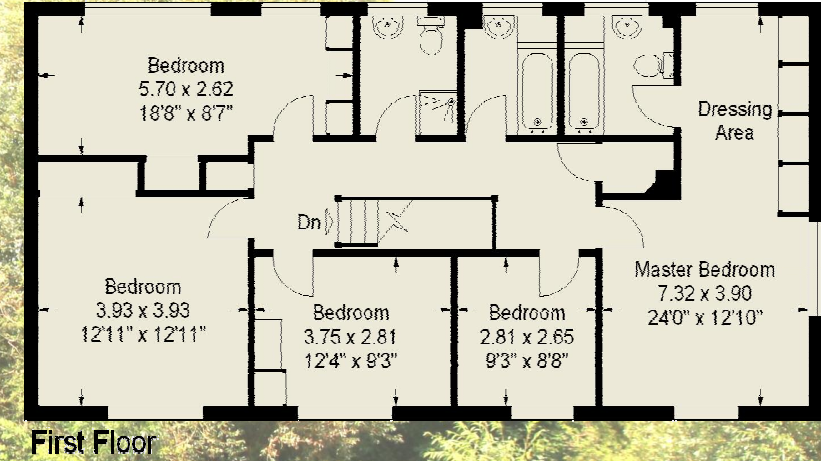
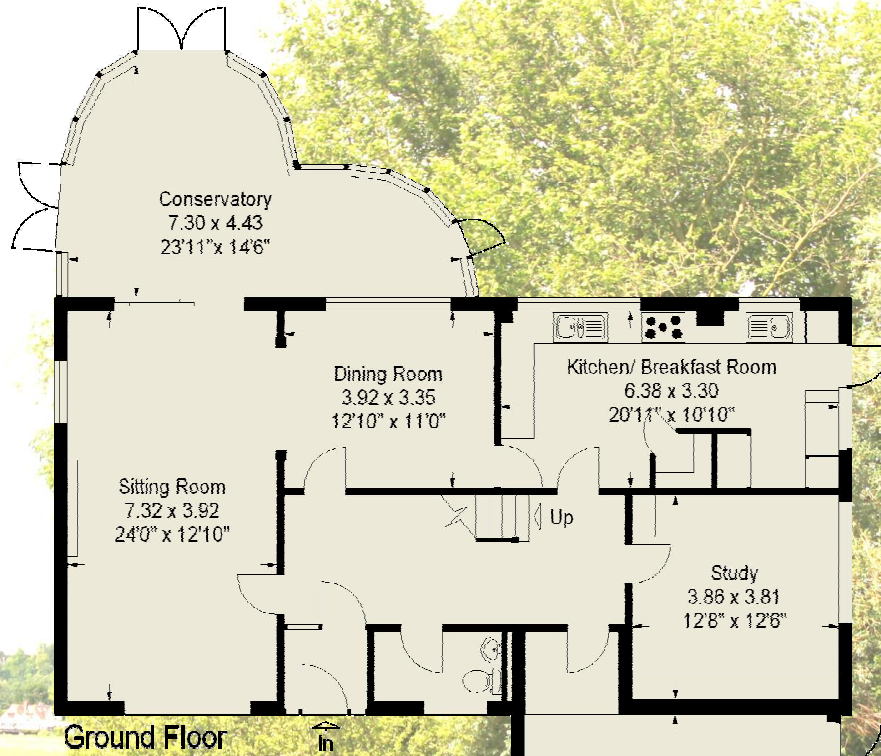
Local Authority

Wokingham Borough Council – Council Tax Band G

Services

All mains services

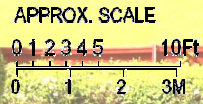




Floor Plans produced by
Pro plan
01491 842925

Approximate Gross Internal Area:
House - 271.0 sq.mts. / 2917 sq.ft.
Summer House - 14.0 sq.mts. / 151 sq.ft.

All measurements and figures are taken in accordance with RICS guidelines.
This plan is for guidance only and must not be relied upon as a statement of fact.



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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, we have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing. These particulars do not constitute or form part of an offer or a contract.

- i) It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing.
- ii) The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted.
- iii) The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |
| 68 | 70 | 64 | 66 |

Address: River View, 18 Watermans Way, Watergrave RG10 8HR
England, Scotland & Wales