



School Hill  
Wargrave

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bonners & babingtons



SLOW

BONNERS & BABINGTONS offer - A substantial six bedroom detached family home offering just over 2,600 sq ft, situated in the highly sought after village of Wargrave, on a 0.25 acre plot.

**GUIDE PRICE: £1,700,000**

**School Hill, Wargrave, Reading, Berkshire, RG10 8DY**

- SUBSTANTIAL DETACHED FAMILY HOME
- SIX BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN / DINER
- THREE BATHROOMS
- MATURE 0.25 ACRE PLOT
- AMPLE OFF STREET PARKING
- HIGHLY SOUGHTAFTER RESIDENTIAL ROAD
- FIRST TIME TO MARKET
- POPULAR VILLAGE LOCATION

APPROXIMATELY 0.25 acres of mature gardens and grounds.



3 Anglers Court, Spittal Street, Marlow, Bucks, SL7 3HJ

**01628 333800**

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## Description

A substantial six bedroom detached family home offering just over 2600 sq ft of accommodation, situated in the highly sought after village of Wargrave, on a 0.25 acre plot. The spacious hallway gives access to the living room, sitting room, Kitchen/breakfast room and stairs to first floor. The kitchen is a particular feature of this home due to its vast size and the amount of natural light given. The Living room/dining room is dual aspect with a feature fire place and overlooks the mature rear garden. The sitting room at the front of the property is a large square room and ideal for a playroom or gaming area. Going upstairs the bedrooms are well proportioned with four doubles bedrooms and two generously sized single rooms.

The rear garden has to be the main selling point. A mature garden, well stocked with tree and shrub borders and pathway leading from the back door with a hidden access around the side of the garden, ideal for a children's play area! There is huge potential to extend and develop the property and still have plenty of space for entertaining.

There is plenty of parking to the front of the property to accommodate over four vehicles and also having the benefit of the carport, for further parking or outside storage.

Wargrave is an historical village situated in Berkshire and close to the River Thames. Within the village you'll find pubs/restaurants, chemist and grocery store. The property is within easy access of Wargrave train station which provides services via Twyford to Reading, London Paddington (Elizabeth Line) and Henley on Thames. A wider range of amenities and leisure activities are available in the nearby towns of Henley-on-Thames and Reading. The A4, M4 and M40 motorways are readily accessible as to are many of the areas highly regarded schools, both state and independent including Piggotts, Shiplake College, Reading Bluecoats, Lambrook School and The Abbey School in Reading.



## Tenure

Freehold

## EPC Rating

E

## Local Authority

Wokingham District Council

## Post Code

RG10 8DY

## Viewing

Strictly by appointment with Bonners & Babingtons

## Important Notice





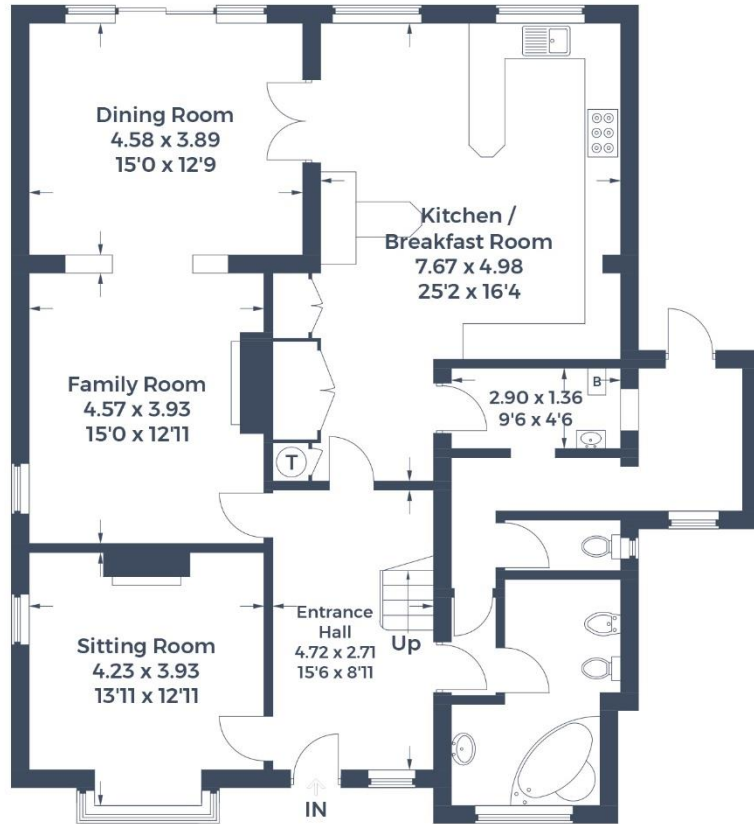
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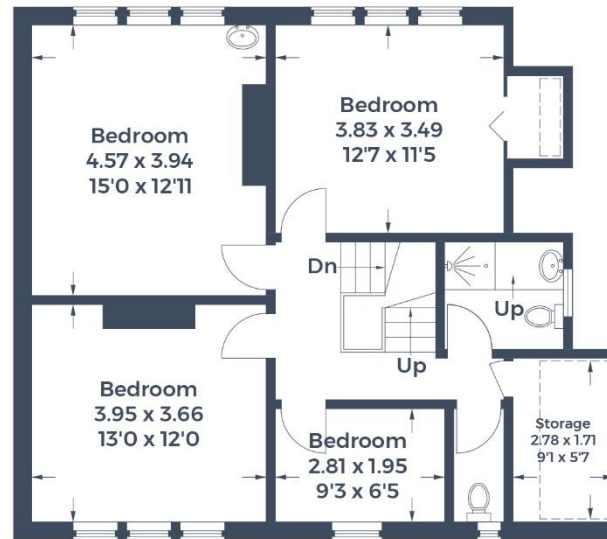
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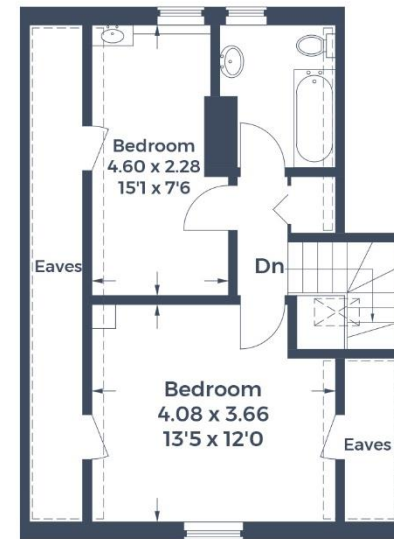
Approximate Gross Internal Area  
 Ground Floor = 132.4 sq m / 1,425 sq ft  
 First Floor = 74.8 sq m / 805 sq ft  
 Second Floor (Excluding Eaves) = 36.1 sq m / 389 sq ft  
 Total = 243.3 sq m / 2,619 sq ft



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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