

B**PHILIP
BOOTH
ESQ.**

Waters Edge, Loddon Drive, Wargrave, Berkshire, RG10 8HL

£3,500,000

- Spacious 5-bedroom home with 2.5 acres private riverside land
- Generous open-plan kitchen / dining / living space
- 3 further double bedrooms and a family bathroom in main accommodation
- Double garage, chalet garden-room and private gated parking for several cars
- Spectacular riverside location, at the quieter end of Loddon Drive, with boat dock and mooring
- Large sun-room with views out to the garden and river beyond
- Attractive garden with large decked area, jacuzzi, mature planting and tennis court
- Refurbished mid-century modern home, with potential to extend further
- Impressive principal bedroom suite with en suite and walk-in-wardrobe
- Integrated annex with a further bedroom and reception space

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Situated in a spectacular location, Waters Edge is a spacious and attractively refurbished mid-century modern 4-double bedroom single-storey detached riverside home. Surrounded by generous landscaped gardens including a modern tennis court and with the benefit of private river frontage and far reaching views across to water meadows beyond. There is further potential to develop the property by adding a first floor, subject to relevant permissions.



Council Tax Band: G



ACCOMMODATION

With approx 2.5 acres of well-maintained lawns, feature trees, well-stocked beds, a wooden boat landing stage, and a substantial wrap-around deck, the property benefits from an in-and-out gravel driveway with secure electric gates, and a 'log cabin' style outbuilding.

The living space enjoys a high-quality open-plan layout, with river views beyond the garden room. The bedroom wing is separated by glazed double doors and there is also an integrated annexe apartment.

From Loddon Drive enter through the private security gate. The gravel driveway provides private parking for several cars. The single-storey property has been painted a contemporary dark grey, offset with bright mature planting.

Up a set of porcelain-tiled steps to the part-glazed wooden front door and into the bright entrance lobby, featuring the original polished parquet flooring.

Glazed double doors open into the open-plan living space. From this point you can take in the whole space, from the large carpeted sitting room with sliding doors to the garden room and views over the gardens to the river and meadows beyond. There is a feature double-sided wood-burning stove between the sitting room and kitchen. Engineered wood flooring and carpet combine in the dining area, with a window to the front aspect.

The large kitchen/breakfast area features a modern fitted kitchen with an extensive range of wall and base units, and extensive granite worktops and low-level kick-board lighting. A central island features a recessed power bank and an attractive glass chandelier over. Integrated appliances include an induction hob, an electric fan oven and combination oven, a dishwasher and there's space for a large American-style fridge freezer. Glazed French doors open onto the extensive deck. Adjacent to the kitchen is the laundry/utility area and the boiler room.

A door opens to the attached annexe, with a double bedroom with a window to the front, a kitchenette with granite worktops, a carpeted sitting area, and a bathroom comprising a bath with shower over, a w.c. and a wash hand basin. This is a useful space for visitors, teenagers or perhaps a live-in help.

The open-plan living includes a carpeted dining room, with a window to the side, perfectly proportioned for a rectangular dining table.

The sitting room enjoys the same wood-burning stove as the kitchen, and is a bright and

generous room with sliding glass doors and windows out to the sun-room conservatory, and onward to the garden.

From the open-plan living, through a pair of internal French doors and into the entrance where the inner hallway leads to each of the bedrooms.

The principal bedroom suite has a large carpeted double bedroom with glass double doors to the deck and with views over the garden and the river beyond. A glass door leads to the garden room. The en suite bathroom has marble floor tiles and fully tiled walls. It features a panel-enclosed bath with a shower over, a heated towel rail, a low-profile w.c., a wash hand basin unit and useful storage. The principal suite also includes a generous carpeted walk-in wardrobe, with cupboard space to either wall.

Bedroom 2 is a large carpeted double room with dual aspect windows with a view of the tennis court.

Bedroom 3 is a large carpeted double room with a large window to the side of the property, and a fitted wardrobe.

Bedroom 4 is a carpeted double bedroom with a window to the front of the property, with a fitted wardrobe, and is currently in use as a dressing room.

A family bathroom features fully tiled walls, a window to the side of the property, a walk-in shower cubicle with rainfall shower-head, a wash-hand basin and a concealed cistern w.c. and set into useful storage cabinets, with a mirrored unit over.

Outside

The front of the property benefits from an in-and-out gravel driveway with separate electric gates, attractive planting with 'standard' Red Robin shrubs lining the driveway, and a feature fountain. The broad deck which wraps around 2 sides of the house provides an idyllic outdoor living space, perfect for Al Fresco dining and sundowners.

The elevated deck leads to the jacuzzi hot tub to rear of the property, nestled in amongst attractive planting. Mature trees dot the lawn, and many have dramatic up-lighters. A wooden 'Boma-style' area encircles a fire pit and provides a cosy sanctuary for outdoor seating.

The modern private tennis court is set to one side close to the main house and is enclosed by chain-link fencing. The log cabin has light and power and would make a useful home office. The detached double garage has light and power.

Down by the picturesque river bank there is a newly built boat landing stage, providing mooring for a medium-size day boat. The view across the river is of rural pastureland.

LOCATION

Living in Wargrave

Set in a prestigious and quiet location at the 'rural' end of Loddon Drive in Wargrave, a short drive to Wargrave village centre and railway station, and a short drive to Twyford mainline station. Wargrave village has a selection of shops, cafes, pubs and restaurants. There are schools for all ages and active sports clubs operating from the recreation ground.

Twyford mainline railway station is a 10 minute drive from the property, providing a regular service to the City of London via the Elizabeth Line, mainline services to London Paddington, Reading and the West. Wargrave is convenient for the A4, and beyond to the M4 motorway.

Henley - 5.3 miles

Reading - 7 miles

Maidenhead - 7 miles

Marlow - 8 miles

Heathrow - 21 miles

Schools

The Robert Piggott C of E infants and junior schools are a 15 minute walk away, and also extends to a highly sought-after local secondary school and sixth-form college.

Private Schools in the area include The Dolphin School, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Kendrick Grammar school.

Leisure

There are many activities on the doorstep such as road cycling, mountain biking and walking in the surrounding countryside. Wargrave has a large recreation ground with men's and women's football teams, an active tennis club, a bowls club with its own green. River pursuits including boating, canoeing and paddle boarding, with marina facilities at Wargrave. The annual Wargrave & Shiplake regatta is a particular highlight. Local golf clubs include Hennerton, Sonning and Castle Royle Golf Clubs.

Tenure - Freehold

Local Authority - Wokingham Borough Council

Council Tax - Band G

Services: Oil fired central heating, water from a borehole, mains electricity, private drainage





Waters Edge, Loddon Drive

Approximate Gross Internal Area = 291.0 sq m / 3127 sq ft

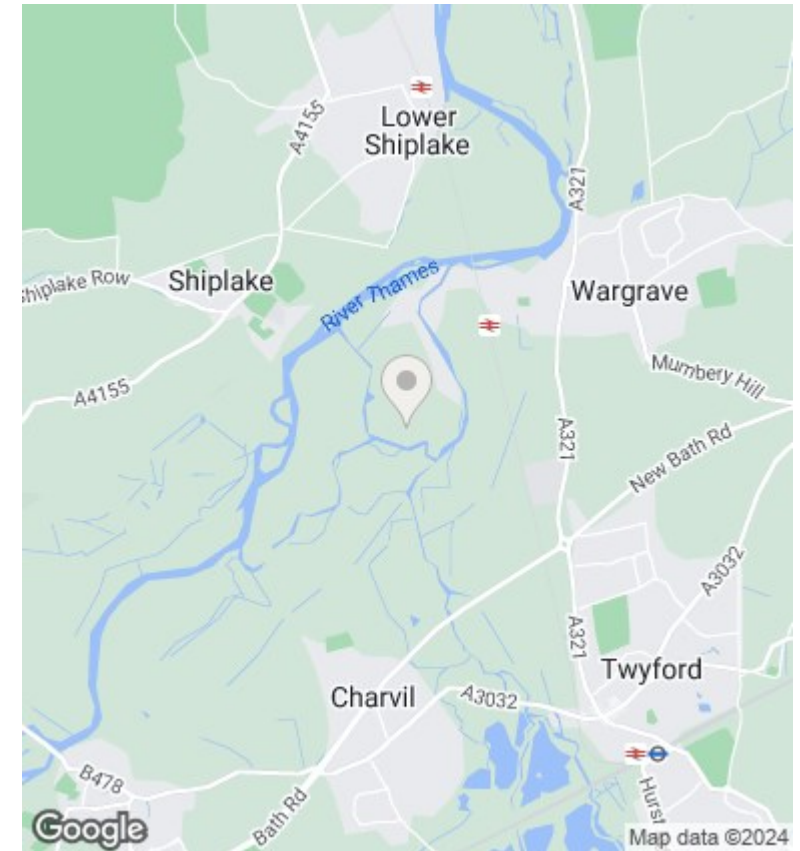
Garage = 33.0 sq m / 360 sq ft

Outbuilding = 48.0 sq m / 516 sq ft

Total = 372.0 sq m / 4003 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1033037)



Directions

Leave Henley over the bridge and bear right into Wargrave Road. Continue for 3 miles to the village of Wargrave. Continue through the central traffic lights towards Twyford. At the roundabout on the A4 take the 3rd exit towards Reading. After 0.6 miles turn right into Loddon Drive (Newlands Farm). Continue for approx. 1 mile crossing over two bridges, where the property will be found after the 2nd bridge on the right hand side.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	