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## St Patrick's Lodge Thames Drive, Charvil, Berkshire, RG10 9TP

£3,500,000

- A spectacular riverside home
- Fabulous entertaining space overlooking the river
- Approx 1.3 acres in total (2 Land Registry titles)
- Potential for development subject to permissions
- Over 400 feet of prime River Thames frontage
- 3 bathrooms (1 en suite)
- Wet boathouse & L-shaped jetty
- Flexible accommodation over ground & first floors
- Fitted kitchen breakfast room
- Various outbuildings including garaging



# St Patrick's Lodge Thames Drive, RG10 9TP

A truly unique opportunity to purchase an iconic home set in a prime River Thames location between Shiplake and Sonning. St Patrick's Lodge is a special riverside residence sitting on arguably the most tranquil and secluded part of the River Thames in a plot in excess of 1.3 acres. With over 400 feet of pristine river frontage with an L-shaped jetty this much loved home, which is believed to date back to the 1920s, provides over 3,000 sq.ft of flexible living accommodation. It has great space for entertaining and has development potential subject to obtaining relevant permissions.



Council Tax Band: G



## ACCOMMODATION

Steps lead up to a pair of reclaimed Italian church doors, which open into the River Room, with spectacular, unencumbered views over the river to the water meadows beyond. The perfect space for entertaining with a fitted bar with stainless steel sink and shelving. A wall of bifold doors open on to an extensive raised terrace with and steps down to the riverside lawn.

A door leads through to the sitting room, which has been recently updated with the installation of a wood-burning stove. Glazed doors open to a bright, sunroom with a wonderful dual-aspect with views through picture windows and a pair of French doors opening to steps leading down to the riverside lawn. This room is west facing and provides fabulous views of sunsets throughout the year.

The large dining room features a brick fireplace, a pair of glass doors lead back into the sunroom, and further glass doors open into the drawing room, with a parquet floor, a fireplace and a expansive picture window overlooking the 'Croquet Lawn' to the side of the house. Bifold doors open out to a raised patio terrace. In addition this room has a 'Stilz Duo' home lift installed, which rises up through the ceiling, into the principal bedroom.

The fitted kitchen breakfast room has an extensive range of painted wall and base units, with coordinating granite worktops and tiled walls. Appliances include a pair of electric ovens, a microwave, an electric hob with 4 rings, an under-counter fridge, and space for a freestanding fridge freezer. There is a broad expanse of worktops and a granite-topped peninsula. A sink sits beneath the window which overlooks the garden. A hatch opens into the river room, and a further sink is located beside the walk-in larder. A large butler's pantry and wine storage room is located beside the kitchen. An external door with steps leading down to the front drive.

From the river room a door opens to multi-purpose reception room/bedroom suite (bedroom 2) and features a pair of fitted cupboards, a wood-burning stove, a picture window with river views and bi-fold doors out to the terrace. The en suite bathroom features twin basin vanity unit, a panel-enclosed bath with mirrored splash-back and a w.c.; a corner shower unit has a rainfall shower head and wand; with a window to the front.

The utility room a stainless steel sink in a cabinet and a window to the front with a washing machine and tumble dryer.

A small carpeted bedroom currently used as a playroom fits a single bed, and has a window to the front.

A bathroom comprises a panel-enclosed bath with a mirrored splash-back, a wash hand basin and a w.c., and a window.

A staircase with storage under leads to the first floor. The landing has access to eaves storage, containing the water tanks.

The newly refurbished first-floor bathroom has Karndean flooring, a panel-enclosed bath, a heated towel rail, a wash hand basin and w.c..

A double bedroom has a pair of French doors leading out to a pretty wrought iron balcony, with panoramic

views over the river.

A double bedroom has a wall of fitted wardrobes and a pair of windows. A door opens into the principal bedroom, with a pair of dormer windows overlooking the 'Croquet Lawn'. Access to the Stilz lift unit, which has been artfully recessed into fitted shelves and wardrobes. A door leads through to a generous walk-in dressing room.

## Outside

The location and outlook of this house are unique. The property sits on a bend in the river and at the junction of St Patrick's stream, so there are broader-than-most views up and downstream. Boat watching - whether pleasure boats, paddle boarders or rowing crews - is a part of this peaceful lifestyle.

The riverside lawns provide over 400 feet of River Thames frontage, which leads onto St Patricks Stream. The L-shaped jetty was re-built in 2021 by Riverworks Piling Ltd of Sheperton using Balau decking, which sits away from the river bank providing a deep draft for larger cruisers. In addition there is a wet boathouse with power and slipway to the rear. The property is formed of two Land Registry titles, which could provide an opportunity for further development subject to obtaining planning permission.

The majority of the garden is laid to lawn, with mature trees including an orchard of apple, plum and walnut trees. A weeping willow adorns the riverbank, and chestnuts fringe St Patricks Stream. Well-established floral beds, shaped hedging and shrubs create 'rooms' in the garden.

The birdlife in the garden is a particular feature, with regular visitors including a pair of friendly swans, a jay, ducks and geese. Birdsong from the pastures and woodland across the river are a joyful backdrop to the garden.

Outbuildings include; A wooden summerhouse has light and power. A barn-style workshop can be accessed from both the front and rear of the house. A small shed for storage is located next to the vegetable beds, and a greenhouse will suit those of a green-fingered persuasion.

To the front of the property, a trio of garages sit beside the gravel driveway, and feature up-and-over doors. A further car-port provides useful cover.

## LOCATION

Living in Charvil

Charvil is located between the riverside villages of Sonning and Wargrave. The A4 provides swift access to Reading & Maidenhead and Twyford railway station provides Elizabeth Line trains to London Paddington. Heathrow international airport is easily accessed via road and rail.

Wargrave village has a selection of independent shops, cafes and restaurants. There are good schools for all ages in the village and active sports clubs operating from the village recreation ground.

Sonning village, is just over 1 miles walk along the riverside footpath. The popular Bull Inn pub, the Village Hamper convenience store, and close to the village church and riverside walks. On the riverside near the Sonning Backwater bridge is The Great House/Coppa Club bistro and outdoor dining; the French Horn, a luxury hotel and restaurant; and the popular Mill at Sonning dinner theatre.

Henley - 3 miles  
Reading - 7 miles  
Maidenhead - 7 miles  
Marlow - 8 miles  
Heathrow - 21 miles

#### Schools

Private Schools in the area include Shiplake College (which can be accessed by boat from St Patricks Lodge) The Dolphin School, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Kendrick Grammar school.

The Robert Piggott C of E infants and junior schools are a 30 minute walk away, and also extend to the highly sought-after Piggott secondary school and sixth-form college.

#### Leisure

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

Tenure - Freehold

Local Authority - Wokingham Borough Council

Council Tax - Band G

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Services;

Mains electricity, private water and private drainage







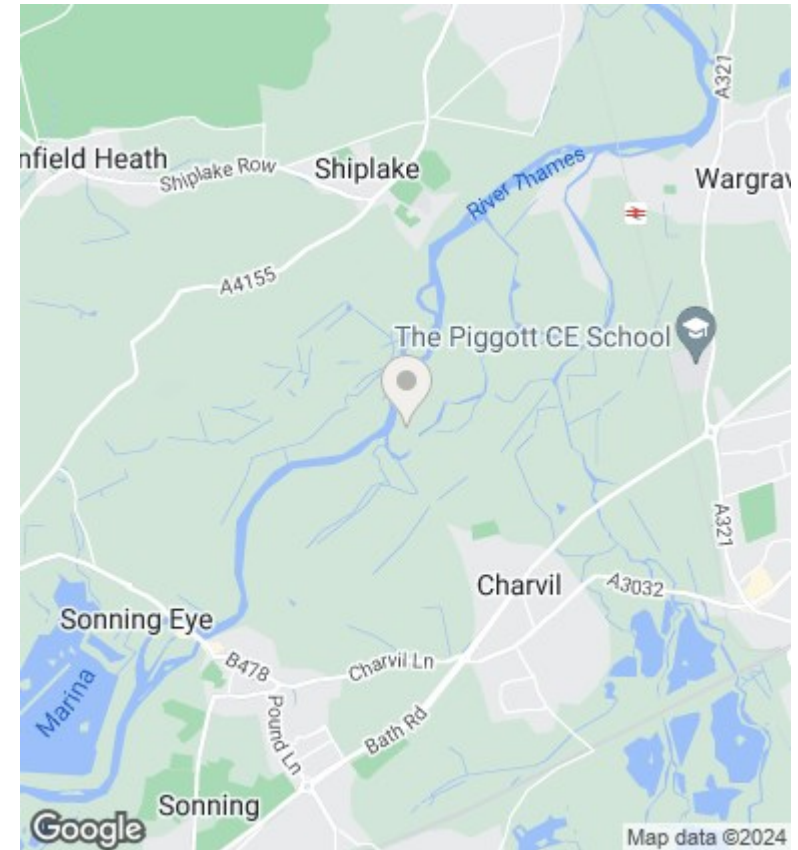
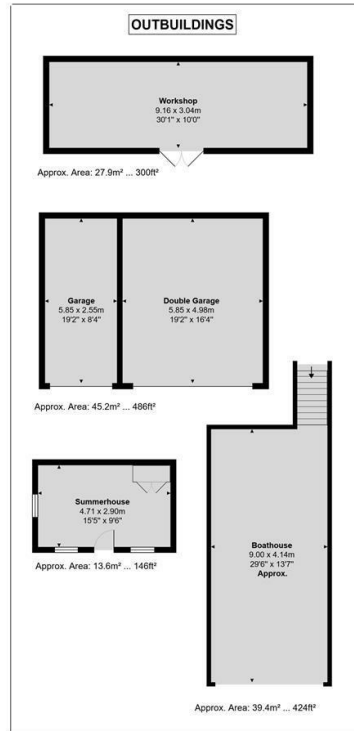


**St Patricks Lodge, Thames Drive, Charvil, RG10 9TP**

Approx. Total Area: 307.8 m<sup>2</sup> ... 3313 ft<sup>2</sup> (excluding eaves, verandah, balcony and Outbuildings)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



**Directions**

Leave Henley on Reading Road, heading south. Continue through the village of Shiplake and after approx. 2.5 miles turn left at the Playhatch roundabout towards Sonning. Continue over the bridge spanning the River Thames and through the village. At the mini roundabout continue straight on in Charvil Lane. At the roundabout turn left and immediately left into Milestone Avenue. Continue to the very end, over the bridge over St Patricks stream into Thames Drive where the property will be found on the left.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	