



PHILIP  
BOOTH  
ESQ.



## 9 Farmers End, Charvil, Berkshire, RG10 9RZ

£525,000

- Quiet cul-de-sac location
- Recently fitted kitchen
- Private rear garden with side access
- 1.3 miles to Twyford Station (Elizabeth Line)
- Modern end of terrace home
- Sitting room with front aspect
- Detached summer house
- 3 double bedrooms (1 en suite)
- Modern bathrooms
- Garage and driveway parking

Chiltern House, 45 Station Road, Henley-On-Thames, Oxon, RG9 1AT  
01491 876544

sales@philipboothesq.com  
www.philipboothesq.com



## 9 Farmers End, Charvil RG10 9RZ

An extended 3-bedroom end of terrace home built by Bryant Homes in the late 1990's. The property has a recently fitted kitchen and modern bathroom suites. Situated approximately 1.3 miles away from Twyford mainline railway station serving London Paddington (Elizabeth Line) and Reading. Twyford village centre, which has a Waitrose supermarket, a range of shops, restaurants, coffee shops and a post office is 1.2 miles. The property falls in catchment for the popular Charvil Piggott School.



Council Tax Band: D



## ACCOMMODATION

Located at the end of a quiet cul-de-sac with a lawn and laurel hedge to the front and a path leading to the front door with a storage cupboard to the side.

The entrance hall has stairs to the first floor and a door opening to the sitting room with exposed wooden floors and a window with a front aspect.

A door opens to the kitchen, which has a good range of fitted wall and base units with stylish metro tiled walls, an integrated electric oven with a ceramic hob and an extractor over. There is space for a free standing fridge-freezer, plumbing for a washing machine and dishwasher. There is a 1 1/2 bowl stainless steel single drainer sink with a mixer tap under a window overlooking the garden. A cupboard houses the wall-mounted gas fired boiler. There is a door to the pantry under the stairs. Luxury vinyl flooring. French doors open to the private rear garden.

The carpeted stairs lead from the entrance hall to the first floor landing with a window to the side and an airing cupboard.

Bedroom 2 is carpeted and has two windows with a front aspect.

Bedroom 3 is carpeted and has a window to the rear and a built-in wardrobe.

The family bathroom has a tiled floor and walls, with a white suite comprising a panel enclosed bath with mixer tap, independent shower and screen, a low level w.c. and wash hand basin.

The staircase to the second floor has a Velux window above.

The Principal bedroom is carpeted and has two Velux windows to the front and one to the rear. The en suite has a shower cubicle with sliding door, a vanity

wash hand basin with a mixer tap, a low level w.c. and a Velux window

## Outside

To the rear of the property there is a private walled garden, laid to lawn with shrub beds, panel fencing marks the boundary with the neighbour on the right and the rear. There is a detached summer house to the rear of the garden. There is a gate to the side of the garden providing pedestrian access.

The single garage is located in a nearby block. This forms part of the property; 12 Farmers End, which comprises a flat above 4 garages. The garage has a Term : 999 years from 1.7.1997

## LOCATION

Living in Charvil

Charvil is located between the sought-after riverside village of Sonning and Twyford. 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.

Twyford village has a Waitrose supermarket, 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 features the popular Bull Inn pub, the Village Hamper convenience store, a 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 - 6 miles

Reading - 5 miles

Wokingham - 6 miles  
Maidenhead - 8 miles  
Heathrow - 21 miles

#### Schools

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

The Charvil Piggott C of E Primary school is a 10 minute walk away, with the highly sought-after Piggott secondary school and sixth-form college about 1 mile away.

#### 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 Twyford have large recreation grounds with men's and women's football teams and hockey clubs, various tennis clubs, 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 D

Services: Mains electricity, mains water and mains drainage

Superfast broadband







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Approximate Gross Internal Area = 94.3 sq m / 1015 sq ft

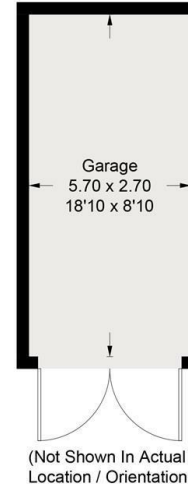
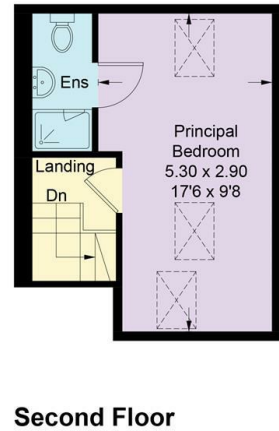
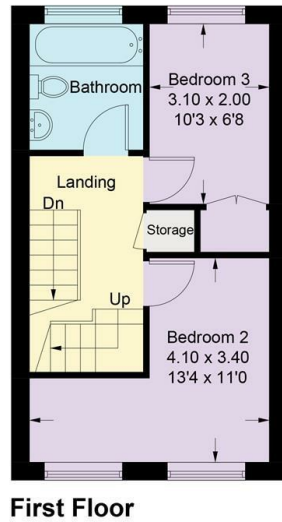
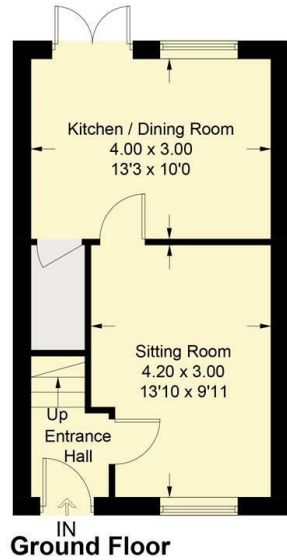
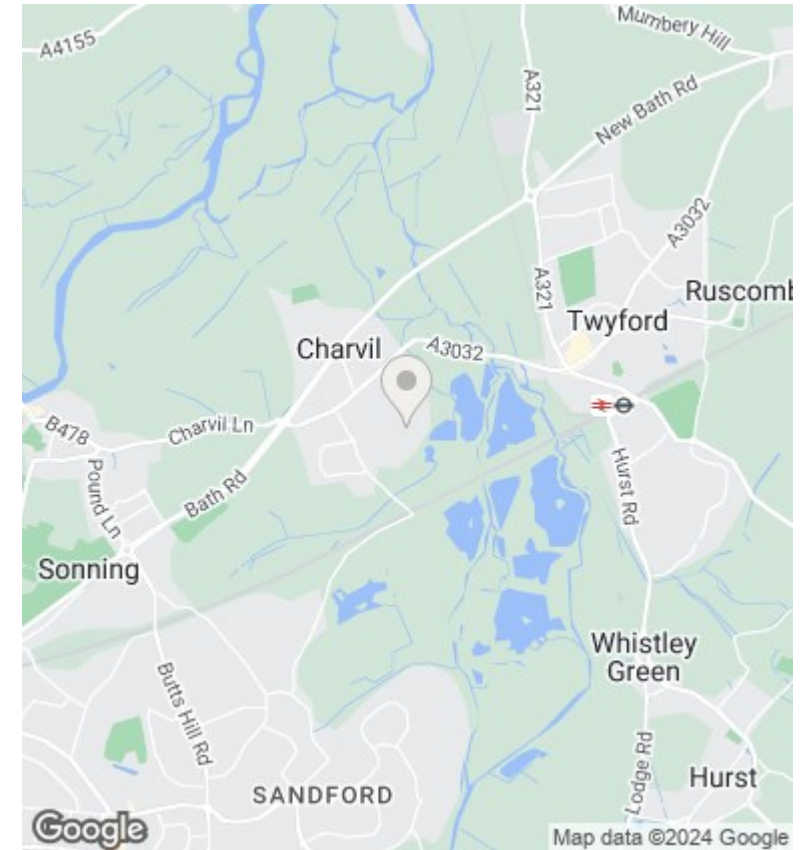


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1108630)



## Directions

## Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>72</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	