

Lodona, Loddon Drive, Wargrave, Berkshire

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## An impressive contemporary home on the much sought after Loddon Drive with frontage to the River Loddon.

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### Summary of accommodation

#### Main House

Reception hall | Open plan kitchen, dining, sitting and snug areas

Family room | WC | Utility room | Boiler

Galleried landing | Principal bedroom with en suite bathroom

Guest bedroom with en suite shower room

Three further bedrooms | Family bathroom | Library/study

#### Garden and Grounds

The River Loddon frontage and mooring with jetty

Mature lawned gardens | Extensive parking

Triple garage | Electric gates

**In all about 1.25 acres**



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## Situation

Lodona is situated in a peaceful, secluded position on the bank of the River Loddon. The Loddon provides easy access to the River Thames, Wargrave and Henley-on-Thames. Loddon Drive is a private road, giving privacy and security. Wargrave and Twyford have good local shopping facilities and railway stations providing a regular service to London Paddington (from 39 and 31 minutes respectively) with the Elizabeth Line now open from Twyford. The market town of Henley-on-Thames (around 4 miles) to the north, offers excellent shopping, schooling and recreational facilities with more comprehensive facilities available in Maidenhead and Reading. The M4 (J8/9) is approximately 8.5 miles to the east and M40 (J4) around 12 miles away, provide access to London (around 36 miles), London Heathrow airport and the M25 linking with the national motorway network.

Sporting facilities in the area include golf at numerous surrounding courses including Castle Royle Golf & Country Club, Hennerton Golf Club, Temple, Badgemore, Henley and Huntercombe. There is racing at Ascot, Windsor and Newbury. There is boating, sailing and rowing on the River Thames (which is joined by the Loddon and therefore accessible from Lodona) with Henley-on-Thames being home to the famous Henley Royal Regatta.

There are many excellent walking trails along the River Thames, River Loddon and St Patrick's Stream. There are some excellent schools in the area including; Eton College, St George's School at Ascot, The Abbey, Reading Bluecoats School, Claires Court, Rupert House School in Henley, Papplewick School, Shiplake College, The Oratory, Queen Annes in Caversham, The Dolphin School in Hurst, Lambrook and Wellington College, to name a few.

## Distances

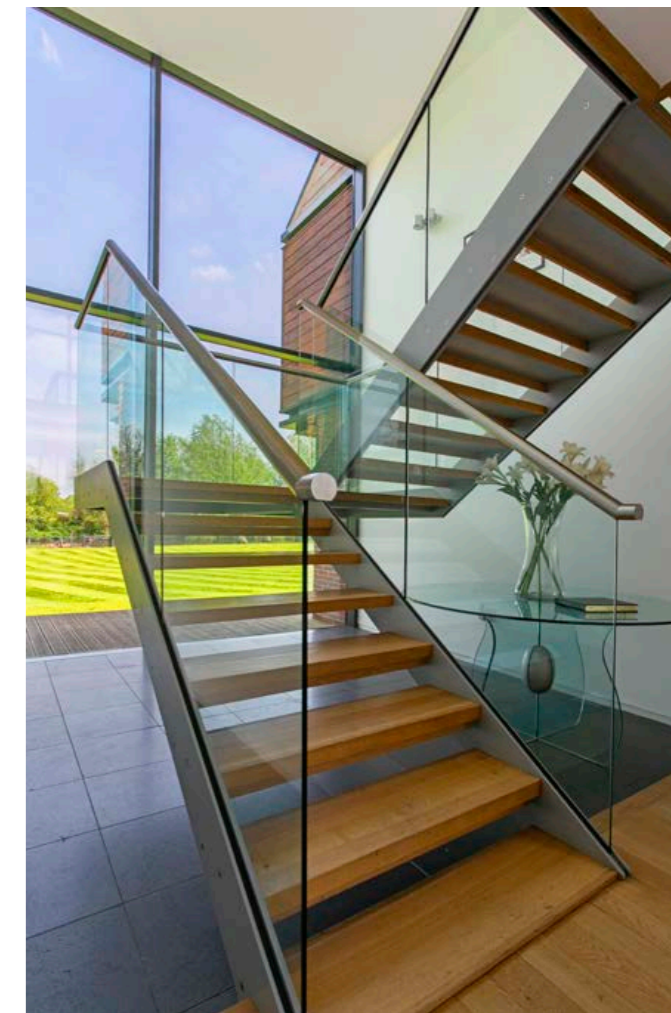
Wargrave 0.5 miles (London Paddington from 32 minutes), Twyford 2.8 miles (London Paddington from 21 minutes), Henley-on-Thames 4 miles, M4 (Junction 8/9) 8.5 miles, M40 (Junction 4) 12 miles, London Heathrow 22 miles, Central London 36 miles. (Distances and times approximate)



## Lodona

Lodona is a uniquely designed property, with rural and river views, extending to around 4,800 sq. ft, including the garage, on Loddon Drive, near to the sought-after village of Wargrave. The house, which was constructed in 2002 and was designed by the architect John Hardy, offers outstanding open family living and entertaining spaces, with generously proportioned rooms and a contemporary décor throughout.

On arrival, Lodona is a house of imposing stature and on entering through the front door, which is surrounded by glass, there are views straight through the entrance hall across the lawns and down to the river. The layout of the accommodation is perfectly designed for family life as well as entertaining, with well laid-out ground floor space with largely open-plan layout on the ground floor with floor to wall windows and sliding doors along the rear elevation of the house, to the deck, gardens and river which also make the house extremely light throughout. Within the main 55ft living area there is a large open plan kitchen, dining room and sitting area, with a triple storey atrium, as well as an adjoining snug with a secondary spiral staircase to the first-floor galleried study. There is also a family room at the other end of the house, off the entrance hall, along with the ground floor WC, large utility room and boiler room.



On the first floor, a galleried landing leads to the principal bedroom with fitted wardrobes and sliding glass doors onto a decked balcony, with delightful views across the gardens and river. The en suite bathroom has twin basins, a freestanding bath and glass fronted shower.

There is a guest bedroom with en suite shower room three further bedrooms, as well as a family bathroom. The large mezzanine study area overlooks the living space below.



## Garden and Grounds

Lodona is accessed from Loddon Drive through electric gates to a large gravel driveway with ample parking and access to the triple garage. The house is set back from the river with the majority of the predominantly well-tended lawned gardens lying to the eastern side of the property, between the house and the jetty on the river and there is space to moor several boats. Mature trees, including beech, horse chestnut and willow line the boundaries of the garden.

There is a large wooden deck extending along the whole of the rear of the house.

A formal garden, to the front of the house, comprises a lawned area with gravel paths and a variety of shrubs. There is also an enclosed kitchen garden as well as a small ornamental garden planted with various flowerbeds and acers, to the side.

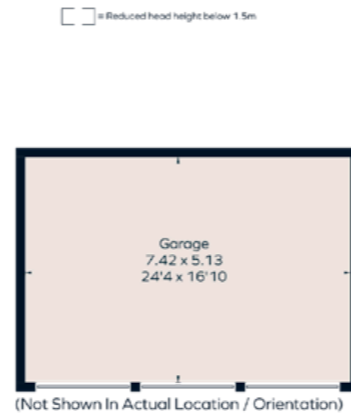
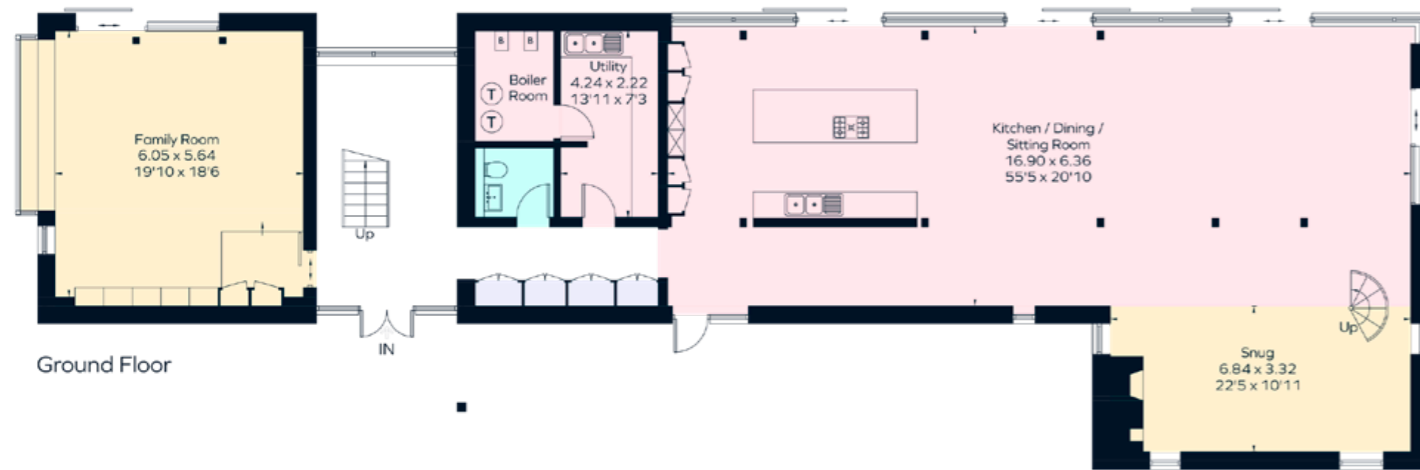
Approximate Gross Internal Floor Area

Main House: 4078 sq m / 4390 sq ft

Garage: 38.1 sq m / 410 sq ft

Total: 445.9 sq m / 4800 sq ft (Excluding Void)

Including Limited Use Area (1.2 sq m / 13 sq ft)



## Property information

**Tenure:** Freehold.

**Services:** Mains gas and electricity, private filtered water supply and private drainage system.

The house has underfloor heating throughout, Cat 5 cabling, as well as solar hot water and fibre optic Gigaclear offering super fast broadband is available to connect to on the road.

**Local authority:** Wokingham Borough Council.

Tel: 0118 974 6000.

**Council Tax Band:** H

**Energy Performance Certificate Rating:** Band C

**Directions:** <https://what3words.com/chapters.manicured>. also

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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