

# Owl End

Willow Lane, Wargrave, Berkshire







## A wonderfully private country home on the edge of a village.

Henley on Thames 3.1 miles, Wargrave Station 1.1 miles, Twyford 2.5 miles (London Paddington from 32 minutes and Elizabeth Line 50 minutes)

Marlow 8.5 miles, London Heathrow 20 miles, Central London 35.8 miles

(All distances and times approximate).



### Summary of accommodation

**Ground Floor:** Reception hall | Drawing room | Open plan kitchen, sitting room and dining room area | TV snug | Utility room | WC

**First Floor:** Principal bedroom with dressing room and ensuite bathroom | Guest bedroom with en suite shower room

Three further bedrooms | Family bathroom

### Outbuildings

One bedroom studio annexe | Indoor swimming pool | Shower | Gym | Sitting room

### Garden and Grounds

Landscaped lawned gardens | Paddock | Barn

**In all about 5.99 acres**



## Situation

Times and distances are approximate.



The M4 (J8/9) and M40 (J4) give access to London Heathrow, and the more comprehensive motorway network.



Henley-on-Thames, Wargrave, Twyford, 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 and the The Dolphin School in Hurst.



There is boating, sailing, and rowing on the River Thames with Henley-on-Thames being home to the famous Henley Royal Regatta.



There are many beautiful walking trails along the river Thames and in the surrounding countryside.



Castle Royle Golf & Country Club, Hennerton, Golf Club Temple, Golf Club Badgemore, Park Henley Golf Club.



## Owl End

Tucked away in a wonderfully private position, Owl End is an idyllic country home set in just under six acres, only moments from the picturesque village of Wargrave. The house itself sits centrally within its land, and is a beautifully designed family home with light and bright rooms and stunning proportions, benefitting from views across the natural and landscaped gardens from every room. The house features four receptions rooms, five bedrooms and three bathrooms.

The separate leisure complex is a striking piece of architecture designed by John Pardey, and offers an indoor pool and fitness studio, and in turn, adjoins the one-bedroom annexe with glazed elevations.

















## Gardens and Grounds

The grounds consist of a paddock, landscaped gardens and lawns on just under six acres. Private mooring is accessible across the lane, via a separate paddock, adjoining Willow Brook and subsequently the river Thames.



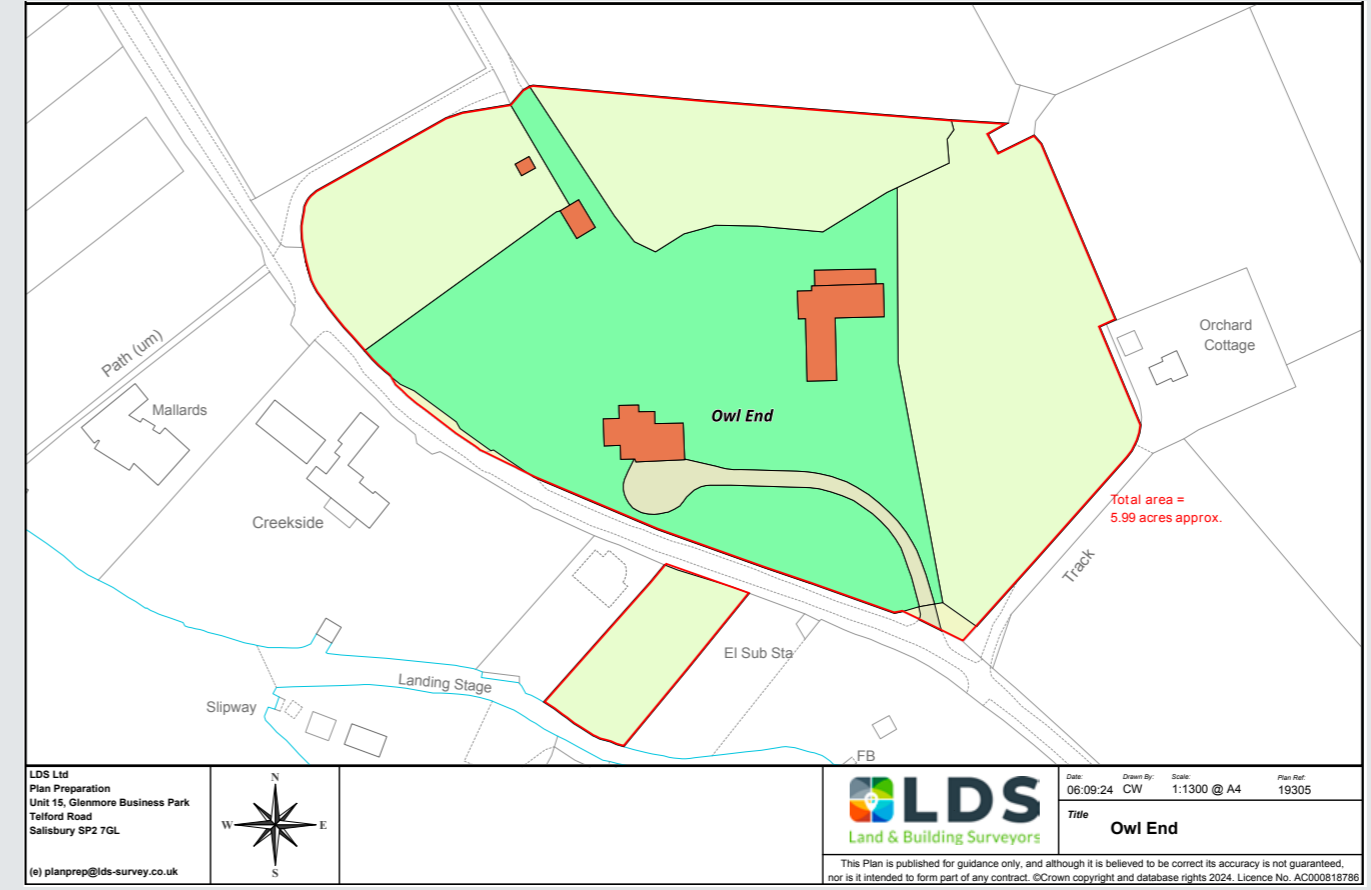
## FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 362.7 sq m / 3,904 sq ft

Outbuildings: 237.7 sq m / 2,558 sq ft

Total: 600.4 sq m / 6,462 sq ft



## PROPERTY INFORMATION

### Property Information

**Services:**

Mains gas, electricity and water. Private drainage.

**Tenure:**

Freehold.

**Local Authority:**

Wokingham Borough Council 01189 746000

**Council Tax:**

Band H

**EPC:**

House: Band D  
Annexe: Band C

**Postcode:**

RG10 8LG

**what3words:**

//merely.tint.fresh

**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.





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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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