






CHAZEY END

The Warren, Berkshire



A LUXURY RIVERSIDE RETREAT

Offered to the market with no onward chain.

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5	6	3	C

Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold



Chazey End is set within an idyllic, south-facing riverside plot of nearly an acre, this exceptional home offers luxury living in a private and tranquil setting.

Beyond secure electric gates, there is manicured formal lawns. There is 150ft of open river frontage along the bottom of the lawns, complete with private mooring, a slipway (with planning potential for a boathouse), and a charming decking area with pergola—perfect for waterside relaxation.

The property has a large paved driveway providing extensive off-street parking and also boasts a triple garage (currently with two bays used as a home gym).





SITUATION

Chazey End is situated on The Warren, a highly prestigious road in Caversham. The house sits on the northern bank of the River Thames, approximately two miles from Reading. The house is conveniently only 1.5 miles from Reading Station (with London Paddington accessible within 25 mins and access to the Elizabeth Line), 29 miles from Heathrow Airport and 8 miles from Junction 10 of the M4. Distances are approximate.

There are a variety of day-to-day amenities locally including a Waitrose, with more extensive shopping to be found in central Reading or Henley-on-Thames, both of which have a wide variety of restaurants, high street and independent stores and high order services.

The area to the north of Caversham is characterised by its pretty villages and the rolling landscape of the Chiltern Hills, which offers many country pursuits such as riding, running, cycling and golf.





MAIN RESIDENCE HIGHLIGHTS

- Five generously sized bedrooms and six luxurious bathrooms.
- Striking triple-aspect living room with vaulted ceilings, log burner, and bifold doors opening to the expansive terrace and pool area.
- Bespoke kitchen featuring twin sets of bifold doors, Gaggenau appliances including two ovens, coffee machine, Teppanyaki grill, induction hob, built-in combi microwave oven and electric grill.
- Spiral wine cellar accommodating up to 1,600 bottles.
- Smart Home features: app-controlled lighting, heating, CCTV, alarm system, and automated garden irrigation.
- Underfloor heating throughout the ground floor.

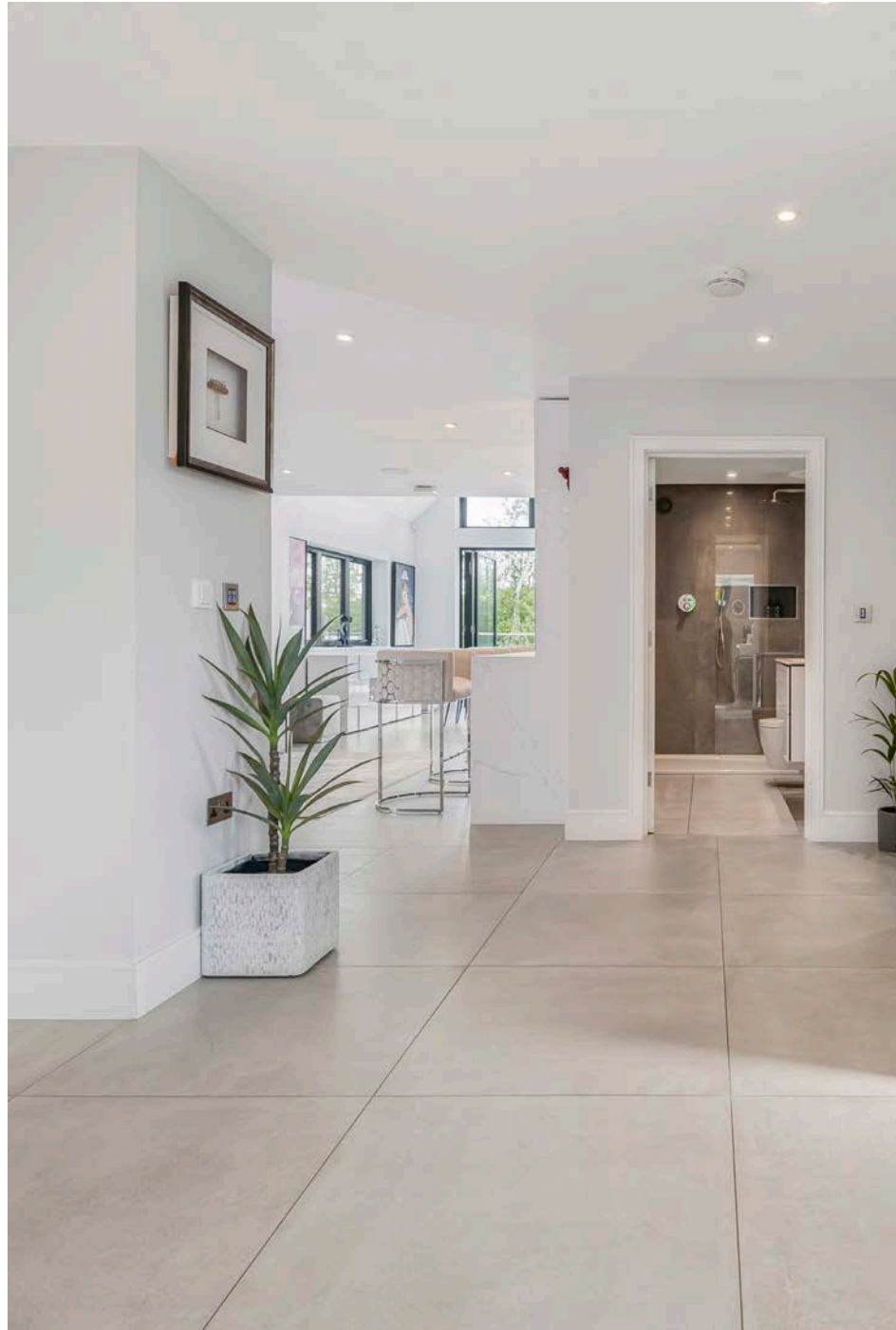




- Stylish cinema room, games room (flexible as a study, playroom, or dining area), and a dedicated bar—plus a hidden pop-up bar for entertaining.

- Master Suite Sanctuary with private balcony overlooking the river.

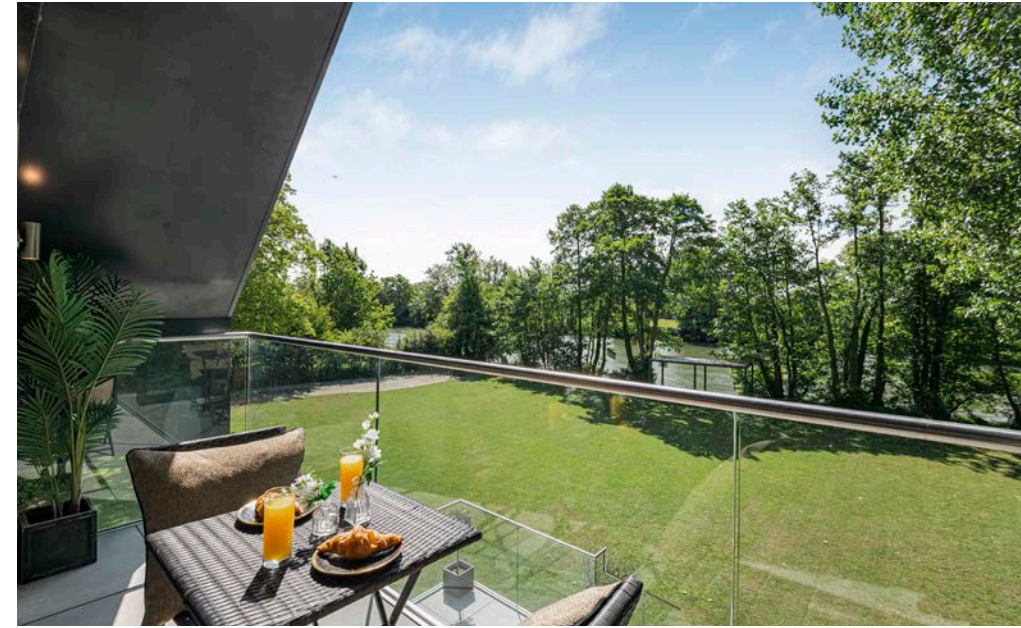
- Dual en-suites including a steam shower room with Japanese toilet and a spa-style bathroom with whirlpool tub and wall-mounted body dryer.





- Three further bedrooms, one with ensuite and Juliet balcony.
- Stylish family bathroom
- Convenient ground-floor shower room, ideal after a dip in the pool.
- Independent annex above the triple garage with bedroom, living room, kitchen, and bathroom, ideal for guests, multigenerational living or au pair accommodation.

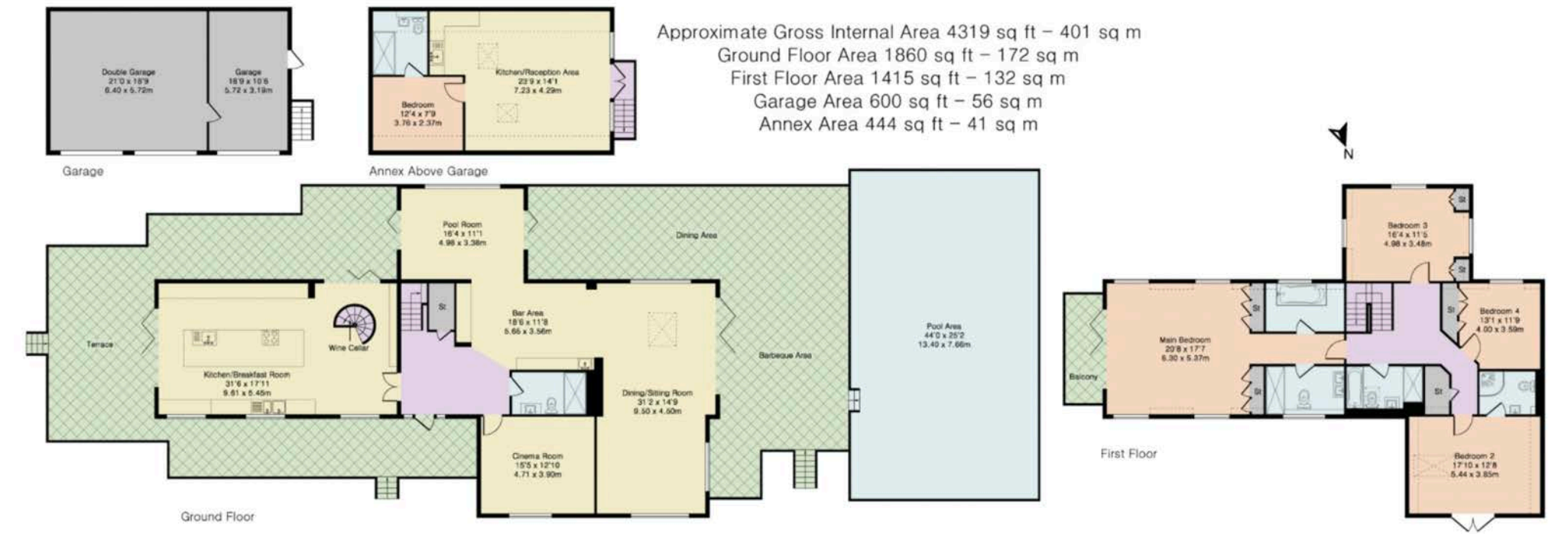




- 2,000 sq ft wrap-around terrace with BBQ area and access to the heated swimming pool with electric cover.

- Additional patio with a Tiki bar that seats 8 persons and has electricity outlets with different mood lighting options.





Approximate Gross Internal Area = 401 sq m / 4319 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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