

# The Riverstation, Henley Road, Wargrave

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# A fantastic contemporary riverside property.

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## Accommodation

**Ground Floor** Dining hall | Sitting room | Study | Kitchen/breakfast room | Utility  
Balcony

**First Floor** Principal bedroom with en suite bathroom and dressing room | Three further bedrooms with en suite

**Garden and Grounds** Wood decking | Mooring | Lawn | Double garage | Driveway

## Property information

**Services:** Mains water, drainage, electricity and gas

**Local Authority:** Wokingham District Council

**Council Tax Band:** G

**EPC:** B

**Tenure:** Freehold

**Guide Price:** £2,500,000

## Directions (RG10)

From the Henley office, turn left at the traffic lights and continue over the bridge, turn left on to the Wargrave Road. Continue on the road until you reach the edge of Wargrave and The Riverstation can be found on the right.







## The Property

The Riverstation is approximately 3750 sq ft and was built in 2008 with further modifications by the current owner. Built on concrete stilts with attractive dark wooden cladding to the exterior, and a garden comprising a small amount of lawn, with split-level wooden decking and a mooring the length of the river frontage.

The property has elegant and contemporary finishes throughout, with flexible reception space, high ceilings and generous glazing out to a raised deck. There are amazing views across the river to open pastureland which is a delightful feature of this modern home.

Double doors open into the dining hall with views out across to the River Thames and beyond. A cloakroom with w.c. is accessed from the entrance hall.

The property benefits greatly from a modern kitchen with triple-aspect windows and has been refurbished to a very high standard. It has a range of fitted white wall and base units by Charles Yorke, and appliances including a stainless-steel Sub-Zero fridge freezer, a Wolf gas range cooker set in a large island with a waterfall-style Corian worktop. Other appliances include an integrated dishwasher and a Sub-Zero wine fridge. A breakfast/dining area has large glass doors out to the riverside terrace, with fitted blinds for privacy. A separate utility laundry room also has space for a washer and dryer, fitted wall and base units by Charles Yorke, and provides internal access to the double garage.



The dining hall has vaulted ceilings with skylights, wooden floors, and opens out to the riverside terrace via a pair of glass doors. It leads into the spacious sitting room with wall-to-wall glass doors and windows overlooking the terrace. A study/reception room has built-in shelving and would make an excellent home office or library.

The wooden stairs rise to an attractive galleried landing with skylights to the front and rear. A double airing cupboard with the hot water tank and ample wooden shelving is accessed from the landing area. There are four double bedrooms all with en-suites. The large principal bedroom suite has bespoke fitted wardrobes, and a pair of French doors opening to a Juliet balcony overlooking the river. The en suite bathroom is accessible via a dressing area with further fitted wardrobes, and features a large shower, freestanding bath, dual wash hand basin and W.C. The guest bedroom also benefits from French doors with Juliet balcony overlooking the river views, bespoke fitted wardrobes and drawers. The further two bedrooms are both carpeted double bedrooms with glass doors to the front of the property.

The house also benefits from electric sun blinds to the kitchen and lounge, and an electric retractable awning over the external dining area on the upper deck.



## Situation

The Riverstation is located on the riverside of the Wargrave High Street. Wargrave has a range of local shopping facilities and a railway station providing a regular service to London Paddington (from Twyford approximately 39 minutes) with the Elizabeth Line now open providing access to central London. The market town of Henley-on-Thames (3.2 miles) to the north, offers excellent shopping, schooling and recreational facilities with more comprehensive facilities available in Maidenhead and Reading. The M4 (J10) is approximately 7.5 miles to the east and J8/9 9.5 miles from the west, providing access to London (36 miles), London Heathrow airport, the West Country 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, and Henley. There is boating, sailing and rowing on the River Thames with Henley-on-Thames being home to the famous Henley Royal Regatta. The stretch of the river from Wargrave to Henley-on-Thames is considered by many to be one of the most beautiful, with a perfect boat-ride to enjoy the Henley Regatta, Festival and Phyllis Court Club. There are some excellent schools in the area including Eton College, Reading Bluecoats School, 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.



## Gardens and grounds

Wooden decking overlooks the river, and to the west across to the water meadows. The high-level decking creates a delightful dining and seating space, with the low-level decking enabling direct access to the river. The garden is laid to lawn with container planting. To the front, the double garage has an automatic up-and-over door and provides space for two cars. The private gated driveway has parking for several cars.





