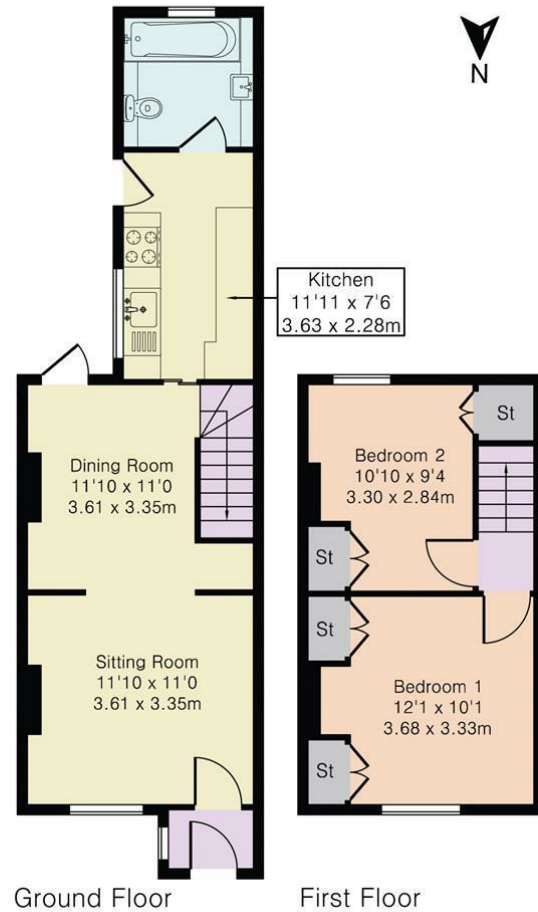


Approximate Gross Internal Area 690 sq ft – 64 sq m
 Ground Floor Area 429 sq ft – 40 sq m
 First Floor Area 261 sq ft – 24 sq m



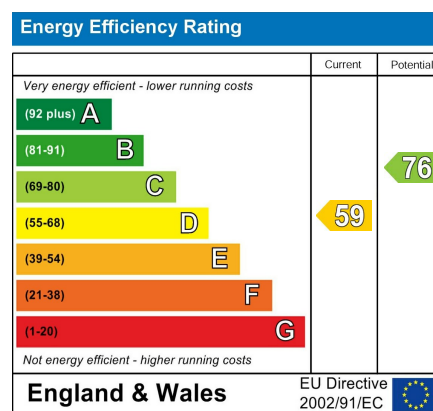
Guide Price
£440,000

School Lane

A well-presented two-bedroom period house, in the heart of Wargrave, moments from the River Thames and the station.

- Central village location
- Open plan sitting/dining room
- Wood burning stove
- Kitchen
- Bathroom
- 2 Bedrooms
- South facing garden
- EPC: D

A two bedroom terrace in the popular village of Wargrave



- Henley 4 miles
- Wargrave Station 0.5 miles
- Reading 7 miles
- London 40 miles
- M4 (J8/9) 7.5 miles
- Heathrow 21 miles



14 School Lane

This delightful 2 bedroom Victorian terrace is located a short distance from the centre of the popular village of Wargrave and comprises an entrance porch, double through reception room with wood burning stove, fitted kitchen, downstairs bathroom and 2 double bedrooms on the first floor.

The property has planning approval to extend the kitchen and upstairs, to include a first floor bathroom - Wokingham District Council planning application no. 221925

Outside

To the rear of the property is an enclosed south facing garden with storage shed. The timber decking and gravel make this an attractive, low maintenance, space that is ideal for entertaining.

Situation

The property can be found in the lovely historic village of Wargrave in Berkshire, along the Thames and Loddon rivers, with boating and marina facilities nearby as well as some wonderful walks and rides on the Thames Path and into the local hills surrounding the village.

The village provides many amenities with restaurants, pretty public houses, cafes and day-to-day shopping. Wargrave Station has a regular service and connects with the newly opened Elizabeth Line into central London. There are some excellent schools in the village with some renowned schools close by including The Piggott School, Reading Blue Coat School, The Dolphin School and Rupert House. The larger centres of Henley on Thames, Marlow, Sonning on Thames and Reading are all within easy reach.



Services

All mains services

Council Tax: Wokingham Borough Council
Band C
EPC Rating: D

Directions

Postcode: RG10 8AA What3Words:///lookout.relaxing.proved

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.