



High Street, Wargrave

Approximate Gross Internal Area 126.68 sq m / 1363.57 sq ft
 Ground Floor Area 53.41 sq m / 574.90 sq ft
 First Floor Area 47.12 sq m / 507.19 sq ft
 Second Floor Area 26.16 sq m / 281.58 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	88	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide Price
£785,000

High Street

In the centre of Wargrave village within a level walk of shops and the station, a smart mews house with parking and garden.

- Level walk of shops and station
- Well-presented, light and bright
- Arranged over 3 floors
- 4 Bedrooms, 2 bathrooms
- Bifold doors to terrace and garden
- Manageable garden
- 2 Parking spaces
- EPC Rating B.

4 Bedroom Mews House in Wargrave

- Henley 4.5 miles
- Twyford 1.5 miles
- M4 (J10) 9 miles
- Maidenhead 7 miles
- London 36 miles
- Heathrow 20 miles





23 High Street

This smartly presented home was built in 2019 and is one of 4 mews houses set back from the High Street in this sought-after village. With an exceptional Energy Performance rating of B, running costs should be low with underfloor heating, deep insulation and double glazing throughout.

The front door opens into the hallway with wooden floor, and door to cloakroom and coats cupboard. The kitchen is well fitted with integrated appliances including dishwasher, washer/dryer, built-in oven and microwave, induction hob and extractor fan. There is a space for a table and a pleasant view to the front. The open plan sitting room and dining room is lovely with a gas fired log burner for cosy nights by the fire. A large rooflight floods the room with light and bifold doors lead to the terrace and garden.

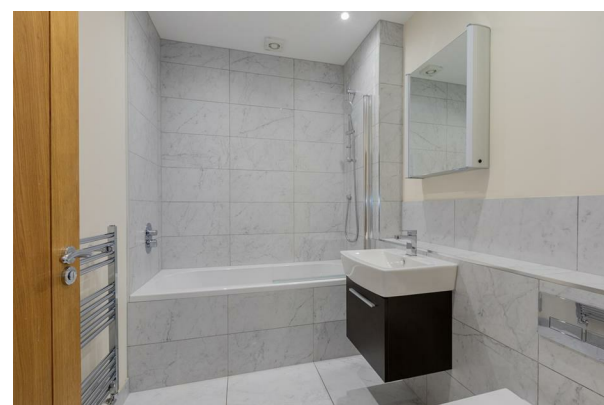
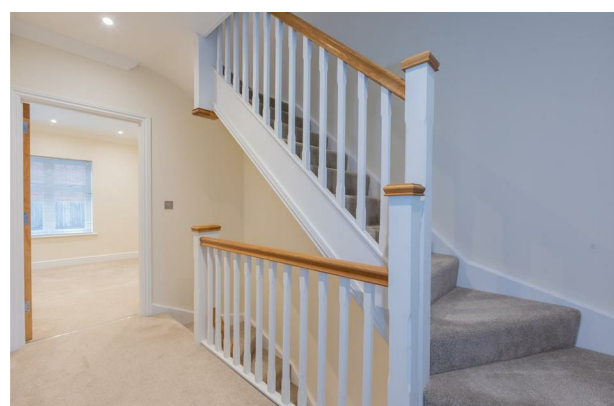
On the first floor is the main bedroom with views over the back garden and with an en-suite shower room with double shower. There is a family bathroom with bath and shower over and two further bedrooms. On the second floor is a superb 21ft bonus room which could be a 4th bedroom, playroom or office.

Outside

To the front of the house is the landscaped and paved parking area with two allocated spaces, one next door to the front door and the other a few yards away. From the sitting room, bifold doors lead to the garden which is mainly laid to lawn and securely fenced.

Location

Aston Gate is a small private development on the High Street in Wargrave. Within a level walk are two fine pubs including the ancient Bull Inn and the George and Dragon with riverside garden, and two coffee shops. The railway station is a half mile walk from the house and also has a car park. Trains go via Twyford (5 mins) to Paddington (from 21 mins) and through to the city via the Elizabeth Line.



There is a village shop in School Road and, in Twyford (1.5 miles) which has an extensive range of local shops and a large Waitrose. Further facilities are available in Henley-on-Thames (4.5 miles) which is world famous for the annual Royal Regatta held in July and hosts a renowned arts and music festival every summer. There is excellent walking beside the river and in the nearby Chiltern Hills. There is a good range of state and independent schools in the area and the property is in the catchment for both the primary and secondary Piggott Schools.

Services

All mains connected. Underfloor heating.
Council Tax band E. For year 2023/2024 £2,672.80.

Directions

Postcode: RG10 8BU. What3words: ///strapping.linked.speaks

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.