



£2,500 per month

Victoria Road

Built in 2021, a three bedroom semi-detached home, finished to a high standard, in the desirable village of Wargrave.

- Three spacious bedrooms, each with ensuite
- Open plan Kitchen-Diner
- Sitting room
- Downstairs Cloakroom
- Off street parking
- Garden
- Built in 2021
- EPC: B

A 3 bedroom semi-detached home situated in the 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



## 46 Victoria Road

Built in 2021, this well presented three bedroom semi-detached home is situated in the desirable thameside village of Wargrave. Stepping into the hallway doors lead through to a bright south facing bay fronted living room with bay window to the front of the property. To the rear is a spacious open plan kitchen-diner with fitted shaker style units and modern appliances and two sets of french doors leading to the garden. There is also a downstairs w.c.. Upstairs there are three good sized double bedrooms, each with their own ensuite.

## Outside

Steps lead up though the front garden to the front of the property. There is a garden to the rear mainly laid to lawn with a paved terrace. To the rear of the property is the driveway, with parking for two cars.

## 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. There is Golf at nearby Hennerton and Castle Royal which also has a private member's gym.

## Services

Mains services: Electricity / Water / Drainage / Gas central heating  
Full fibre broadband  
Council Tax: Wokingham District Council  
Band F  
EPC Rating: B



## Availability

Available from 4th April 2025  
Unfurnished  
Minimum tenancy 12 months

## Client money protection

Client Money Protection:  
We are members of the Money Shield Client Money Protection Scheme.  
Membership Number: 74683560  
Redress Scheme:  
We are members of The Property Ombudsman Redress Scheme.

## Directions

Postcode: RG10 8AE What3Words:/// fetching.clues.advantage

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto: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.*