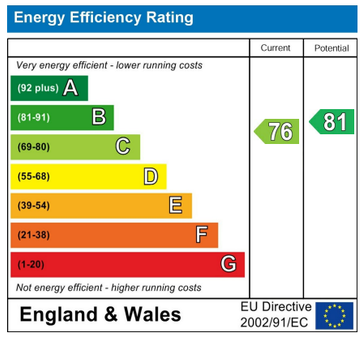
Loddon Drive

Approximate Gross Internal Area 338.70 sq m / 3645.73 sq ft
Main House Area 280.99 sq m / 3024.55 sq ft
Office/Mezzanine/Garage Area 57.71 sq m / 621.18 sq ft

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



01491 411911 henley@robinsonsherston.co.uk www.robinsonsherston.co.uk

Robinson Sherston

Guide Price £2,950,000

Loddon Drive, Wargrave

A striking contemporary home, in an idyllic riverside location

- Riverside luxury Residence
- Bespoke Architect Design
- Private Road
- Walking distance to Wargrave Station
- Private Mooring
- Striking design
- Vaulted ceilings
- Annexe
- CCTV
- See the virtual tour

Stunning Contemporary Riverside Home

- Wargrave village 1 mile
- Wargrave station 0.8 mile
- Henley-on-Thames 4 miles
- M40 (J4) 12 miles
- London 37 miles
- Heathrow Airport 22 miles

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Waterside

This unique home stands on the banks of the peaceful Loddon River, moments by boat from the River Thames. The house is in an elevated position overlooking its beautiful grounds, with the stylish accommodation arranged over a single floor.

Stepping through the front door, there is an immediate sense of light and calm, with vaulted ceilings creating volume and a wonderful sense of space. All the principal rooms are arranged off the central hallway. Overhead windows let the light flood in with recessed display shelving and pocket doors allowing a seamless open-plan flow or a more cosy feel for the evenings. The main living area and kitchen is open-plan, again with pocket doors and vaulted ceilings creating a stunning living space with floor to ceiling glazed doors leading out to the deck and views towards the river.

The kitchen is well designed around a large island with high quality Gagganau and Miele appliances and Sub Zero fridge/freezer plus a superb walk-in pantry and separate utility area.

The spacious principal bedroom suite opens out to a discreet area of the deck garden. There is also a luxurious ensuite bathroom and dressing room. Subtle lighting and a vaulted ceiling perfectly set off the room. The guest suite, two further double bedrooms and family bathroom are located off a separate inner hallway.

The Annexe

Next to the main house, is the detached annexe with kitchenette and en-suite facilities. Currently used as a home office but would also suit those looking for separate staff or guest accommodation.

The Grounds

Waterside has an in and out driveway with two sets of automated gates and a detached double height garage. The house is surrounded by a lovely raised deck garden and is designed to offer zoned areas for entertaining and relaxation with raised planters and a lovely water feature.

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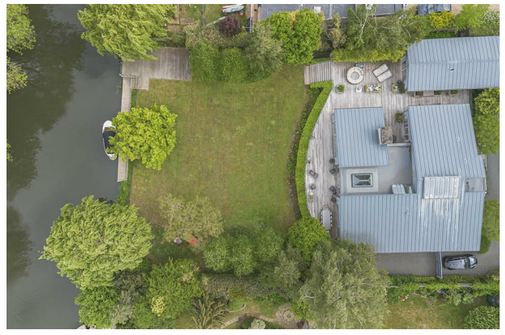

Stepping down to the garden, a sweeping lawn runs from the house down to the river with a private landing stage and mooring. The natural beauty of the setting has been thoughtfully respected with simple planting to provide year round interest.

Situation

Loddon Drive is a private road in Wargrave, a pretty and highly regarded Thameside village near Henley-on-Thames. At the end of Loddon Drive is Wargrave Station, which connects with the Elizabeth Line and and a fast commuter service to Paddington. The area is famed for its beauty and enjoyment of river pursuits. The larger centres of Reading, Maidenhead and Marlow are easily accessible by road from Wargrave as is London and Heathrow airport.

Services

Mains services: Gas central heating, electricity, drainage
Council Tax: Wokingham District Council Band: H
EPC Rating: C

Directions

Post Code: RG10 8HL What3Words: ///tomorrow.distanced.sofas

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.