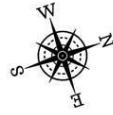


The Riverstation, Henley Road, Wargrave, Reading RG10 8HZ

Gross Internal Area (Approx.)
 Main House = 312 sq m / 3,358 sq ft
 Garage = 37 sq m / 398 sq ft
 Total Area = 349 sq m / 3,756 sq ft

Balcony = 50 sq m / 538 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.



Offers In Excess Of
 £2,500,000

Wargrave

A striking architect designed detached house overlooking the River Thames with mooring

- Architect bespoke design
- Overlooking The River Thames
- Four bedroom suites
- Integral garaging and mooring
- Uninterrupted river and country views
- 3 miles from Henley on Thames
- Rail connections to central London
- Built in 2008

A stylish, contemporary riverside residence

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(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	

- Henley on Thames 2.7 miles
- Twyford (Station) 2 miles
- Wargrave (Station) 0.5 miles
- Reading 7 Miles
- London 36 miles
- Heathrow 20 miles



The Riverstation

Built in 2008, to a bespoke architect design, The Riverstation has become established as a contemporary landmark on this beautiful reach of The River Thames.

Standing on stilts, the house has been designed to take in the very best of the views up and down the river and across the open countryside directly opposite. The accommodation is arranged over two floors, with all the principal rooms enjoying river views.

Stepping into the front door, the simple layout is wonderful and flexible, offering fabulous entertaining spaces whilst giving the opportunity to divide the living space for living, dining and study. The river immediately becomes the centre piece with floor to ceiling glazed doors stepping out onto the deck which runs the length of the house.

A particularly fine feature is the large kitchen diner which was refitted by the current owners. The room has 180 degree river views and the design and units are by Charles Yorke, which have been arranged to enjoy the views and create a practical kitchen with a large island with high quality integrated appliances including a Wolf range oven and Sub Zero fridge freezer and wine fridge. There is plenty of room for the dining area which is riverside and perfectly captures the vibe.

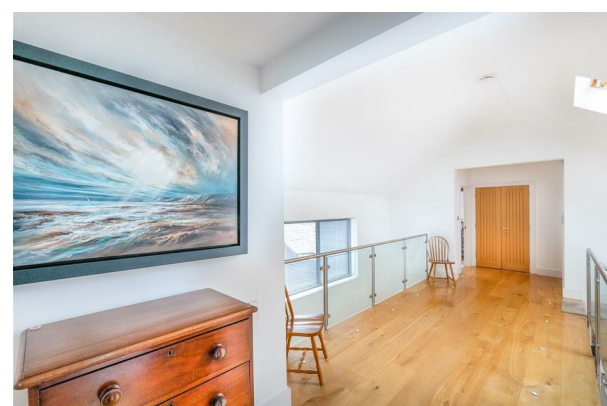
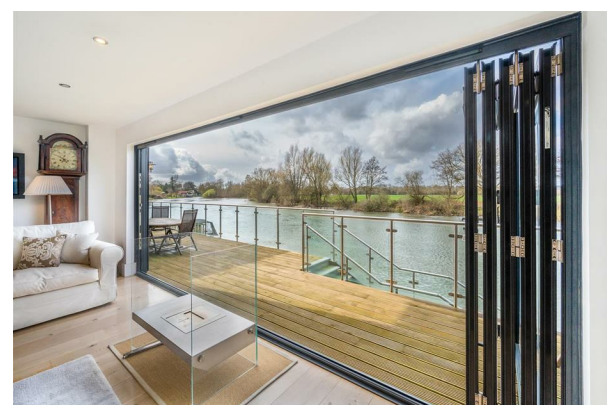
Off the kitchen is the utility /prep room which also has direct access down to the generous garaging.

Upstairs, there are four double bedroom suites, two on either side, connected by a visually striking galleried landing which stands over the central dining hall. Each bedroom has floor to ceiling glazed doors with "Juliet" balconies. The principal and guest suites both overlook the river with commanding views.

Outside

The Riverstation's original concept and design was to be discreet from the road, with exceptional views over the river, but with privacy from river life. The raised build achieves this beautifully. The house is approached through a solid automated sliding gate into a generous courtyard with hardstanding parking, leading to the integrated garaging and steps up to the front door.

On the river side is the mooring area and deck, with steps up to the entertainment deck that runs along the length of the house. The two areas combine to ensure the joys of river life are literally on your doorstep. The house faces west, thus ensuring that the evening sunsets can be enjoyed, and there is sun on the garden all day.



Situation

The location is in the heart of the beautiful and highly regarded village of Wargrave. Wargrave has a thriving community and some great places to eat and drink including The George and Dragon Pub on the banks of the river and H'Artisan Speciality Coffee, both of which are close by. Wargrave Station connects at Twyford (one stop) to The Elizabeth Line for central London and to Henley-on-Thames on a branch line.

Henley-on-Thames is less than 3 miles away by road, or downstream by boat, famed for the annual Royal Regatta, The Festival of Music and Art amongst many other calendar events. Henley is also a thriving market town with Waitrose, independent cinema and theatre and a wonderful array of shops and eateries.

Services

Mains services: Electricity / Water / Drainage / Gas central heating

Council Tax: Wokingham District Council
Band G. £3,644.72 in 2023/24
EPC Rating: B

Directions

What3Words: ///ironic.modern.dialects

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.