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Dene Hollow, Blakes Road,  
, Wargrave, RG10 8LA  
**Price guide £1,750,000**

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# Blakes Road,

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Nestled within the charming village of Wargrave, this stunning four-bedroom detached family home, has been cherished by its current owners for over 35 years, offering a picturesque setting alongside a wealth of amenities and activities. Wargrave is primarily on the banks of the River Thames and the confluence of the River Loddon, boasting a historic ambiance complemented by modern conveniences.

Dene Hollow affords breath taking views, with expansive fields stretching before it, visible from the master bedroom and other bedrooms. Characterized by high ceilings and spacious rooms, this property exudes flexibility and comfort, ideal for family living and entertaining.

Set upon just under half an acre, the property features a magnificent south west facing garden, complemented by a sizeable in-and-out driveway and a double garage.

The ground floor boasts an abundance of living space, comprising four reception rooms, including a formal living room with a fireplace, a dining room and cosy family room with an open log burner, and conservatory. The well-appointed kitchen/dining room offers ample storage, an island with additional storage and a seating area, with patio doors leading seamlessly into the garden.

To the first floor reveals four generously proportioned double bedrooms. The master bedroom benefits with a beautiful bay window and fully tiled shower ensuite, bedroom two also includes a stunning bay window, views to take your breathe away. A family bathroom with a four-piece suite, cloakroom and a walk-in wardrobe/storage area.

Additional features include solar panels, sash double glazed windows, a large laid-to-lawn south west facing garden, ample parking, and the potential for extension, subject to obtaining planning permission.

Dene Hollow presents an exceptional opportunity to embrace village life in Wargrave, offering a perfect blend of tranquility, charm, and modern comfort.



#### Entrance hall

The entrance hallway features wooden flooring, enhancing its timeless appeal, while the high ceilings impart a sense of spaciousness and grandeur. Ample storage cupboards are strategically placed, offering convenient space for coats and shoes.

#### Living room

This room boasts a charming bay sash window that floods the space with natural light, creating a warm and inviting ambiance. A focal point of the room is the brick-built fireplace adding character. Sliding doors seamlessly connect the room to the conservatory.

#### Dining room

This room boasts a spacious floor-to-ceiling sash bay window, flooding the space with natural light and offering panoramic views of the surroundings. The room is characterized by its high ceilings and elegant wooden flooring, exuding a sense of timeless sophistication. A focal point of the room is the striking open log burner fireplace, adding both warmth and charm to the space.

#### Family room

This inviting room exudes warmth and comfort with an open log burner fireplace and featuring dual aspect windows that fill the space with natural light and offer picturesque views. A highlight of the room is the expansive bay sash window, complete with a cosy window seat that provides additional storage and serves as a tranquil spot for relaxation.

#### Kitchen / dining room

Offering a delightful view of the garden, this impeccably well equipped kitchen with sleek granite countertops, is both stylish and functional. Abundant eye and base level units provide ample storage space, while an island offers additional workspace and seating, perfect for casual dining or socializing. Equipped with a Range Master cooker, wine fridge and integrated dishwasher, this kitchen is designed to meet the demands of modern living.

#### Utility room

This versatile room is highly functional, offering ample space for a washing machine and dryer. Additional sink with storage under ensuring convenient laundry care. A door provides direct access to the garden, enhancing convenience for outdoor activities and maintenance tasks.

#### Bathroom

Positioned just off the hallway, this convenient space features a WC, wash hand basin and a shower, providing essential amenities for guests.

#### Conservatory

This charming room is bathed in natural light, courtesy of its generous windows offering a delightful view of the garden. With its bright and airy ambiance, it's an inviting space perfect for all year round enjoyment.

#### Master bedroom and ensuite

This expansive bedroom boasts floor-to-ceiling wardrobes, providing ample storage space for clothing. A beautiful bay sash window graces the room, offering a stunning view of the surroundings and filling the space with natural light. Adjacent is a fully tiled shower ensuite, complete with a WC, wash hand basin with storage underneath and a corner shower, ensuring both convenience and luxury.

#### Bedroom 2

This generously proportioned double bedroom features a spacious layout, accentuated by a large bay sash window offering exceptional views of the picturesque countryside.

#### Bedroom 3

In the centre of the house, a further double bedroom with fitted wardrobes and sash windows. A breath taking view of countryside to enjoy everyday.

#### Bedroom 4

Positioned at the rear of the house, this double bedroom offers a tranquil retreat with views overlooking the garden, providing a serene ambiance for relaxation and rest.

#### Family Bathroom

A stunning large fully tiled white four piece suite with free standing bath, large corner shower with additional pressure on sides, wash hand basin with storage cupboard under and WC. The room benefits with under floor heating and a stunning view of the garden.

#### WC

A separate WC located off the landing next to the family bathroom



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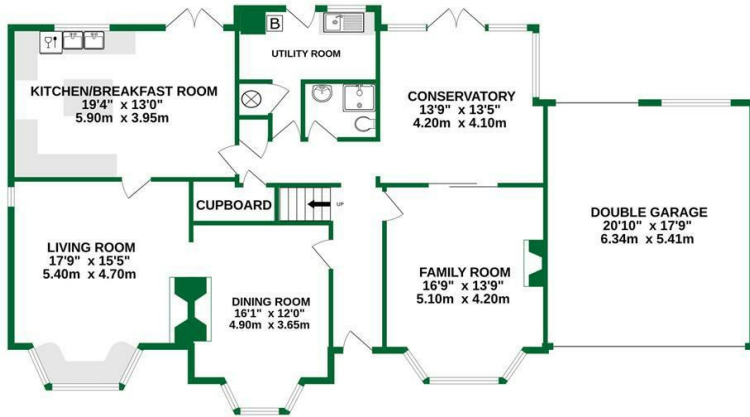
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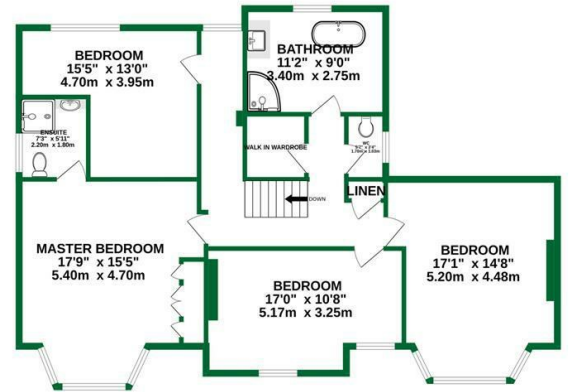
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GROUND FLOOR  
1707 sq.ft. (158.6 sq.m.) approx.



1ST FLOOR  
1156 sq.ft. (107.4 sq.m.) approx.



TOTAL FLOOR AREA : 2863 sq.ft. (266.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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