

The Estate Agent People Recommend



49a High Street,
Wargrave
RG10 8BU

Price guide £475,000



Wentworth Estate Agents are delighted to present this charming period cottage featuring two spacious double bedrooms, nestled in the heart of a highly sought-after riverside village. Tucked away in a quaint private mews just off the High Street, this cottage is in excellent condition, showcasing numerous period features.

Wargrave village boasts a variety of local amenities, including coffee shops, the renowned Bull pub and the riverside restaurant The George & Dragon. The village's train station provides convenient services to Henley and Twyford, the latter being on the Elizabeth line, offering easy access to London and Reading. Additionally, the village is well-equipped with a doctor's surgery, dental practice, and schools for all ages and benefits from excellent road connections to the M4, M40, and M25 motorways.

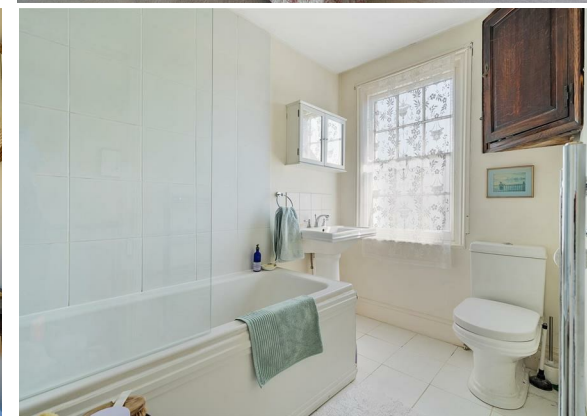
The cottage's inviting living room features dual windows and a working fireplace, creating a cozy atmosphere. A few steps lead up to the kitchen which includes space for a table and chairs, ample storage with both eye-level and base units and an access door. Upstairs, the master bedroom includes fitted wardrobes and the bathroom is equipped with a bath and shower over, WC and washbasin. There is also a second double bedroom.

Additional amenities can be found in the renowned Regatta town of Henley-on-Thames, approximately 3.5 miles away and in Twyford, roughly 1 mile away.

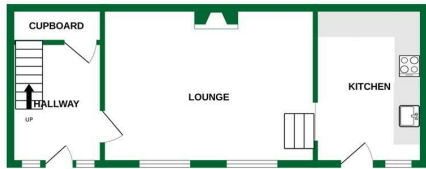
Freehold
EPC - D

ACCOMMODATION

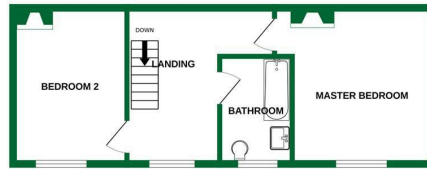
- DELIGHTFUL PERIOD COTTAGE
- TWO DOUBLE BEDROOMS
- LARGE RECEPTION ROOM WITH OPEN FIREPLACE
- GOOD SIZED KITCHEN
- FIRST FLOOR BATHROOM
- HEART OF THE VILLAGE LOCATION
- WALKING DISTANCE TO COFFEE SHOPS, PUBS & THE RIVER
- HENLEY IS 3.5 MILES AND TWYFORD 1 MILE



GROUND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 869sq.ft. (80.7 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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