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7 Ridgeway,  
Wargrave, Reading, RG10 8AS  
**Price guide £950,000**

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# Ridgeway, Wargrave

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Nestled in the charming village of Wargrave, this splendid detached family home offers a perfect blend of multi living. Spanning just under 2000 square feet, the property boasts an impressive layout that is both spacious and well-presented especially with the annex, adding an additional kitchen, bedroom, bathroom and living space.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining. With four generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private sanctuary. The property also includes three well-appointed bathrooms, adding convenience to daily routines.

One of the standout features of this home is the annex, which offers versatile living options. Enjoying 2 separate staircases the property can be used as one house or as a house with self contained annex with its own entrance. Whether you require a guest suite, a home office, or a playroom for the children, this additional space can be tailored to suit your needs. The garden office further enhances the property, providing an ideal setting for remote work or creative pursuits.

Outside, the property benefits from parking for two vehicles, ensuring ease of access for residents and visitors alike. The well-maintained garden enjoys a southerly aspect and offers a peaceful retreat, perfect for enjoying the outdoors or hosting summer gatherings.

Located in a sought-after village, this home is surrounded by picturesque scenery with countryside walks on your doorstep and a strong sense of community. With local amenities and excellent transport links nearby, this property presents a wonderful opportunity for those looking to settle in a desirable area of Berkshire. Do not miss the chance to make this delightful family home your own.

EPC rating - C  
Council tax band - E and B



#### Entrance hall

Lovely open spacious hallway with wooden flooring and stairs to first floor and access to the living room, kitchen/dining room and cloakroom.

#### Living room

A 15ft carpeted good size living room with large window to bring in plenty of natural light.

#### Kitchen / Breakfast room

An extended 22ft kitchen/dining room with plenty of eye and base level units, breakfast bar area with space for a couple of stools, Oven with extractor fan, tiled flooring, air conditioning unit for use during the hot summers, plenty of space for an eight seater table and sofa. A fantastic entertaining space with plenty of natural light and bi fold doors opening to the garden.

#### Cloakroom

Located just off the entrance hall with WC and wash hand basin.

#### Master bedroom and ensuite

A good size, 14ft double bedroom with floor to ceiling fitted wardrobes and ensuite fully tiled shower room. Corner shower, WC and wash hand basin with storage under.

#### Bedroom 2

At the rear of the property a further double bedroom with fitted wardrobes.

#### Bedroom 3

A further double bedroom in the annex part of the house with a bay window, storage cupboard and fitted wardrobes.

#### Bedroom 4

A single bedroom at the front of the property, but plenty of space for a single bed.

#### Family Bathroom

Within the centre of the house, half tiled bathroom with bath and shower over, WC and wash hand basin with plenty of storage under.

#### Annex Kitchen / Living room

A 20ft living space, with dual aspect, plenty of natural light with sliding doors to the garden. Kitchen area with base and high level cupboards, oven and hob and space for fridge/freezer. A great additional living space for a family member with its own entrance and can be shut off from the main house.

#### Bathroom in annex

Located next to the bedroom in the annex, half tiled with large shower, WC and wash hand basin with storage.

#### Store room / Utility / Boot room

A great space for additional storage and coats and shoes, with access to the storage at the front with access to the front of the house.



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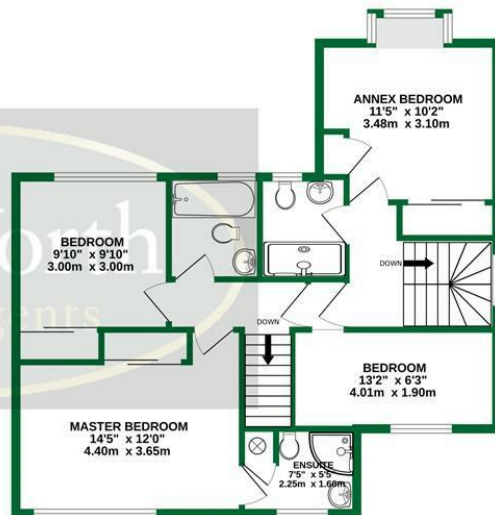
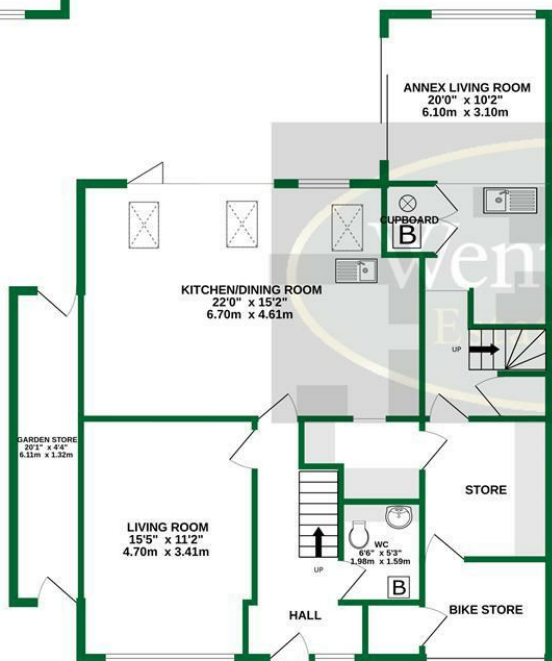
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OUTBUILDING  
134 sq.ft. (12.6 sq.m.) approx.

GROUND FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.

1ST FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



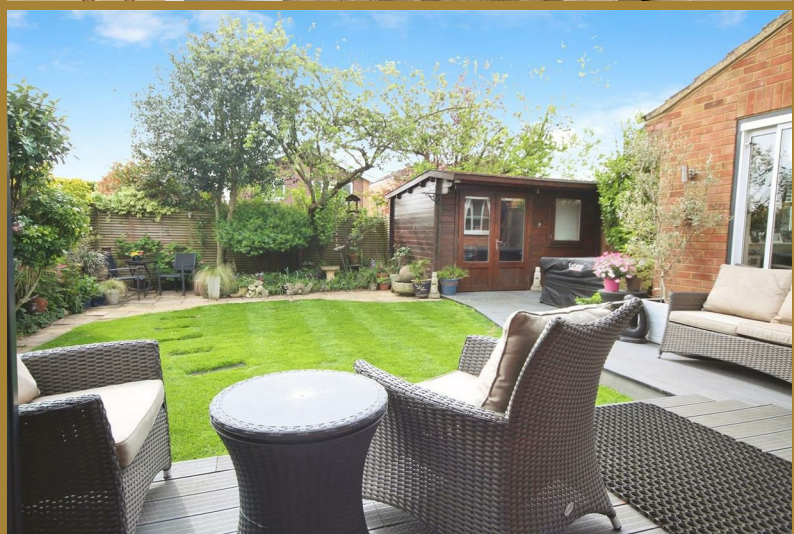
TOTAL FLOOR AREA : 1969 sq.ft. (183.0 sq.m.) approx.

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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# The Estate Agent People Recommend



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.