



5 BRAYBROOKE GARDENS

Wargrave RG10



A FAMILY HOME IN THE POPULAR VILLAGE OF WARGRAVE

Nestled on one of the most sought-after roads in Wargrave, this exceptional four-bedroom detached home combines elegant design with modern family living.



Local Authority: Wokingham Borough Council

Council Tax band: G

Tenure: Freehold

Services : All mains services

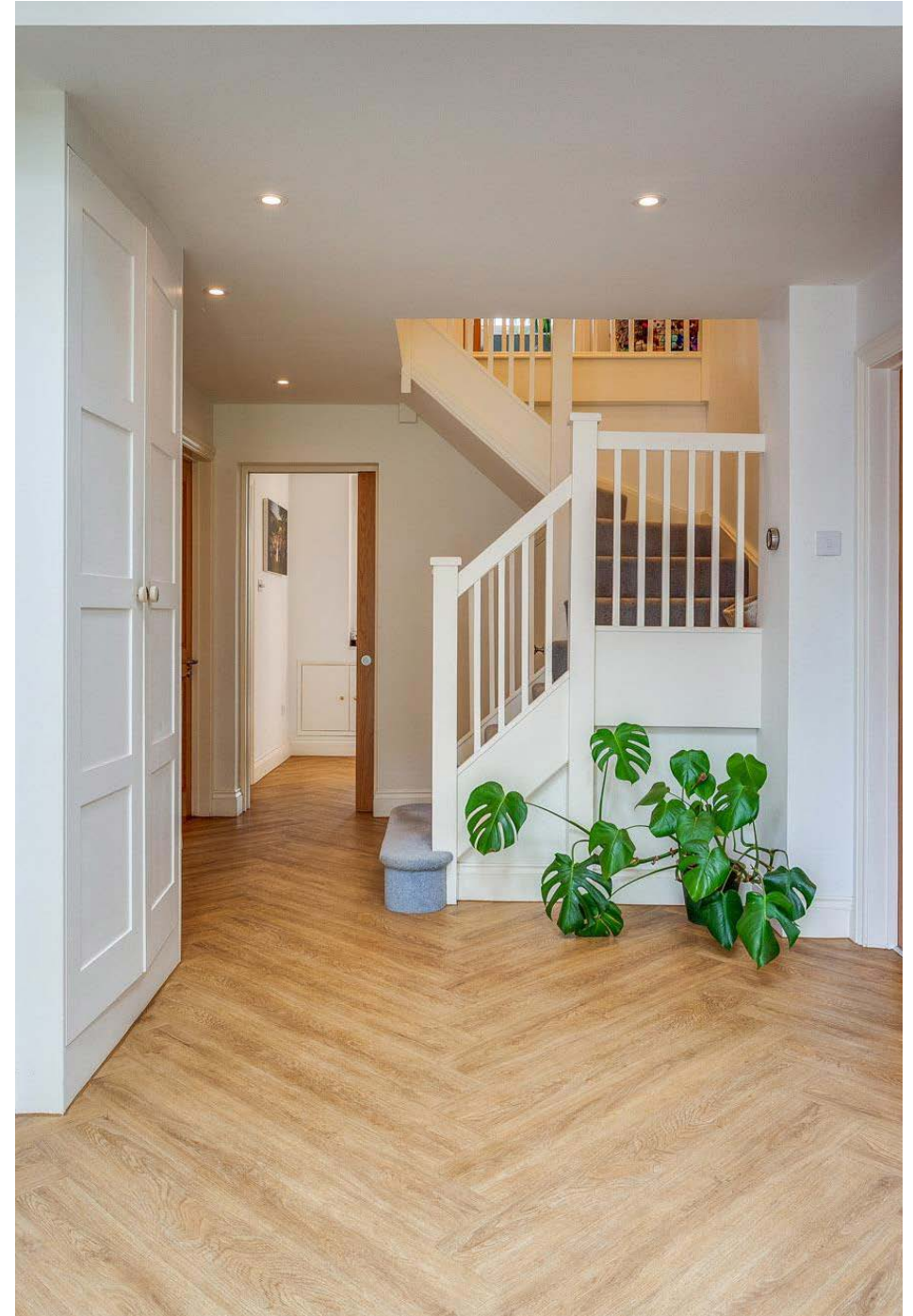
Guide Price : £1,379,950



THE PROPERTY

As you enter, you're greeted by a bright and spacious hallway with beautiful wooden flooring that sets the tone for the rest of the home. To the left, a dedicated playroom provides the perfect space for children or hobbies, while opposite is a formal front living room, ideal for entertaining or relaxing. A convenient downstairs W/C completes the front of the house.

The heart of the home is the breath-taking rear extension, a light-filled open-plan space thoughtfully designed to maximise natural light throughout the day. This impressive area incorporates a contemporary fully fitted kitchen, generous dining area, and comfortable family seating zone, all seamlessly connected for modern living. The kitchen also benefits from a practical walk-in larder, providing excellent additional storage.







THE PROPERTY (CONTINUED)

Adjacent to the kitchen is a stylish study with a striking floor-to-ceiling window, creating a bright and inspiring workspace. Beyond the study lies a large utility room with direct access to both the garden and the integral garage, offering exceptional functionality and convenience.

Upstairs, the property offers four spacious double bedrooms, all of which benefit from built-in storage. Two bedrooms enjoy stylish en-suite bathrooms, while a sleek and contemporary family bathroom serves the remaining bedrooms.

GARDENS & GROUNDS

A decked terrace provides the perfect setting for outdoor dining and entertaining, leading down to a beautifully maintained garden extending to over 80 ft in length. The garden enjoys a high degree of privacy, with very few neighbouring properties overlooking it, and benefits from convenient rear access. To the front, the property offers off-street parking and is positioned within a quiet cul-de-sac, overlooking picturesque woodland that further enhances the sense of peace and seclusion.



SITUATION

Wargrave is a highly sought-after Thames-side village offering an excellent range of amenities, including local shops, cafés, public houses, a doctor's surgery, library, churches and a recreation ground. The village is well served by both infant and junior schools, with the highly regarded Robert Piggott Secondary Academy less than a mile away. Wargrave railway station provides services to Henley-on-Thames and Twyford, where connections are available to London Paddington via the Elizabeth Line. Nearby Twyford also offers a wider range of shopping facilities and further rail connections. The market town of Henley-on-Thames provides an excellent selection of shops, restaurants and recreational facilities, with more extensive amenities available in Reading and Maidenhead. The M4 is readily accessible via Junction 10 (approximately 7.5 miles) and Junctions 8/9 (approximately 9.5 miles), providing convenient access to London, the M25 and the national motorway network.

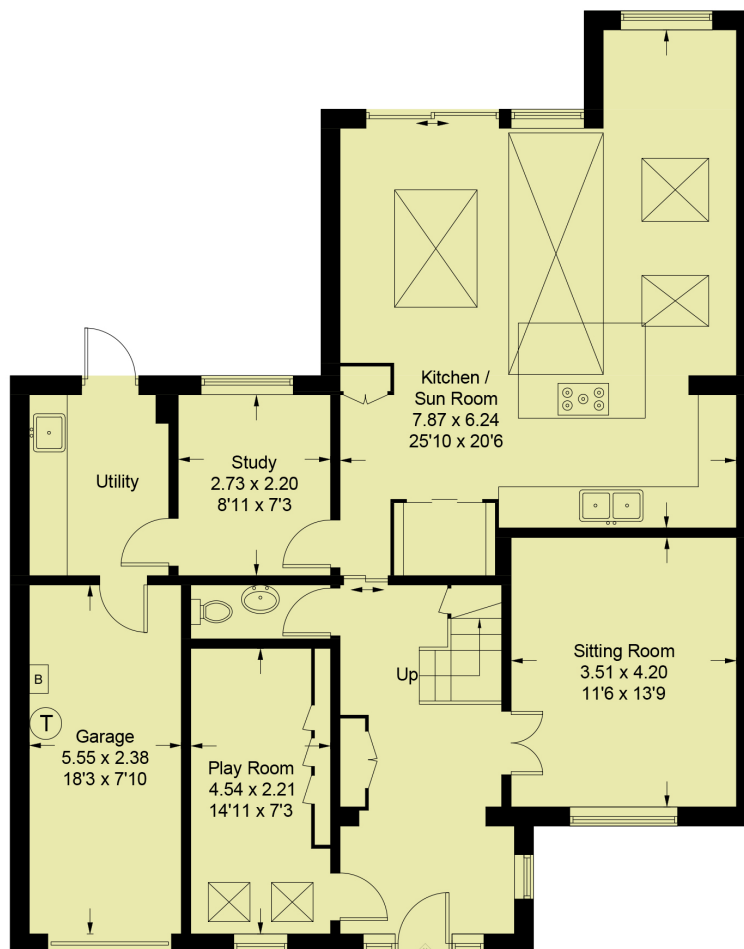
The area is renowned for its excellent leisure and sporting facilities, including cricket, football, tennis, boating, sailing and rowing on the River Thames, as well as a number of highly regarded golf courses, including Hennerton, Badgemore, Henley and Huntercombe. Henley-on-Thames is also home to the world-famous Henley Royal Regatta and Henley Festival. There is an outstanding choice of schools in the area, including Reading Blue Coat School, Rupert House School, Papplewick, Shiplake College, The Oratory, Queen Anne's School, Lambrook and Wellington College.





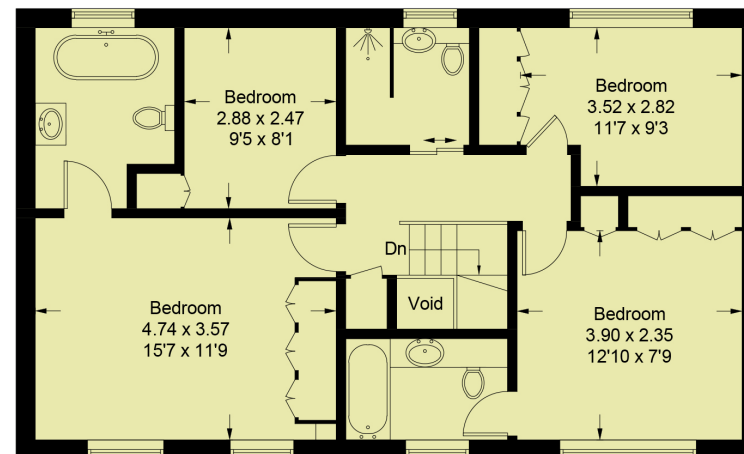


Approximate Gross Internal Area
 Ground Floor = 117.9 sq m / 1,269 sq ft
 First Floor = 71.7 sq m / 772 sq ft
 Total = 189.6 sq m / 2,041 sq ft
 (Including Garage / Excluding Void)



Ground Floor

IN



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Ballards Henley

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Jason Applebey
0 1491 844 917
jason.applebey@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames RG9 2LJ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated May 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.