



11 Newalls Rise,
Wargrave, RG10 8AY
Price guide £875,000



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Newalls Rise

Nestled in the charming village of Wargrave, Berkshire, this delightful detached house on Newalls Rise offers a perfect blend of comfort and convenience. The property has been thoughtfully extended by the current owners, providing ample space for family living. With four well-proportioned bedrooms, it is ideal for those seeking a spacious home.

The heart of the house is the impressive L-shaped kitchen and dining room, which features patio doors that open directly into the private rear garden, creating a seamless connection between indoor and outdoor living. This space is perfect for entertaining guests or enjoying family meals. Additionally, a large utility room adds practicality to daily life, ensuring that chores are easily managed.

The property boasts two inviting reception rooms, providing versatile spaces that can be tailored to your needs, whether for relaxation or formal gatherings. The two bathrooms enhance the convenience of this home, catering to the needs of a busy household.

Set within a picturesque village, this residence is within walking distance to local schools, coffee shops, a pharmacy, and various amenities, making it an ideal location for families and professionals alike. The large front garden not only adds to the property's curb appeal but also offers plenty of parking on the driveway, ensuring that you and your guests are well accommodated.

This lovely home in Wargrave presents an excellent opportunity for those looking for a spacious, well-located property with a welcoming community atmosphere.

Don't miss the chance to make this charming house your new home.



Entrance hall

The property opens into a light-filled hall, providing access to all reception rooms and the first-floor staircase.

Cloakroom

Accessed from the hallway, this cloakroom comprises a WC, a wash hand basin with storage beneath, and a heated towel rail. There is also space for coats.

Study

Located off the hallway is a generously sized room with ample space to accommodate two desks.

Living room

This impressive 27ft dual-aspect room spans the full depth of the property, flooding the space with natural light. Patio doors open directly onto the garden, while the versatile layout allows the room to be arranged and divided to suit a variety of needs.

Kitchen / dining room

The heart of the home, this attractive L-shaped kitchen/dining room offers an excellent range of base and wall-mounted units, providing ample storage and workspace. Integrated appliances include a fridge, freezer and dishwasher, while a five-ring gas hob with oven and grill caters to all your cooking needs. With plenty of room for an eight-seater dining table and patio doors opening onto the garden, this is a fantastic space for both everyday family living and entertaining.

Utility room

A highly practical utility room accessed from the kitchen, offering an excellent range of base and wall-mounted cupboards, along with dedicated space for a washing machine and tumble dryer.

Bedroom 1 and ensuite

Located at the front of the property, this spacious master bedroom benefits from floor-to-ceiling fitted wardrobes, providing excellent storage. The partially tiled en-suite comprises a walk-in shower, WC and wash hand basin with storage beneath. A large built-in cupboard over the stairs offers additional storage, enhancing the practicality of this well-appointed room.

Bedroom 2

Situated at the rear of the property, this well-proportioned double bedroom offers a comfortable and peaceful space, ideal for family members or guests.

Bedroom 3

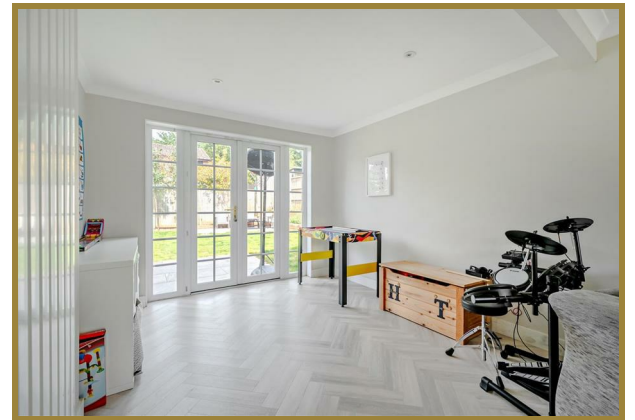
Located at the rear of the property, this further generous double bedroom benefits from floor-to-ceiling fitted wardrobes, providing excellent built-in storage while maximising the available floor space.

Bedroom 4

Situated at the rear of the property, this well-proportioned single bedroom offers a comfortable and versatile space, ideal as a child's bedroom, guest room or home office.

Family Bathroom

This well-proportioned, partially tiled family bathroom comprises a bath, separate freestanding shower, WC and wash hand basin with useful storage beneath. In addition, the room benefits from ample opportunity for further storage.



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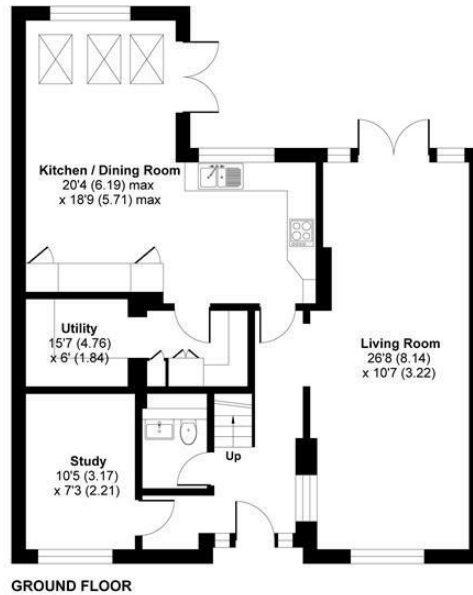
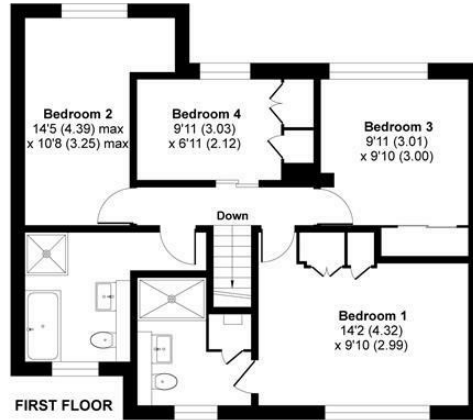


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Newalls Rise, Wargrave, Reading, RG10

Approximate Area = 1614 sq ft / 149.9 sq m

For identification only - Not to scale



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.