



35 Ridgeway,
Wargrave, Reading, RG10 8AS
Price guide £1,200,000



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Ridgeway, Wargrave

Nestled in the charming village of Wargrave, this delightful detached house on Ridgeway offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities.

The house boasts four well-appointed reception rooms, providing ample space for both relaxation and entertaining. Whether you prefer a cosy evening in the living room in front of the open fire or hosting gatherings in the kitchen / dining area, this home caters to all your needs. The two bathrooms ensure convenience for the entire household, making morning routines a breeze.

Outside, the property features parking for up to three vehicles, a valuable asset in this desirable location. The surrounding area is known for its picturesque scenery and community spirit, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This residence not only offers a comfortable living space but also the opportunity to enjoy the tranquil lifestyle that Wargrave has to offer.

With its blend of modern living and traditional charm, this property is a must-see for anyone looking to make a house a home.



Entrance Hall

A good size open entrance with wood flooring and space for coats and shoes, under stairs storage and access to the reception rooms and stairs to the first floor.

Living room

A 22ft living space, carpeted with an open fireplace for those cozy winter evenings. Double windows at the front with plenty of natural light and access to the conservatory.

Conservatory

Accessed from the living room and currently used as a gym area. Plenty of natural light and an outlook of the garden.

Kitchen / Dining room

This is a fantastic entertaining space which has been opened up by the current owners with plenty of high and low level storage cupboards, five ring gas hob, double oven, integrated dishwasher and fridge/freezer. The island is perfect for those more relaxed evenings with space for four bar stools. There is plenty of space within the kitchen for some chairs and an eight seater dining room table.

Snug / Playroom

Located off the kitchen a great space with a lovely large bay window, a perfect retreat for children to play or relax watching TV.

Study / Bedroom 5

At the back of the house, a good space for a couple of desks, with an outlook of the garden.

Cloakroom

Located just off the kitchen with WC and wash hand basin

Utility Area

A fabulous secret access from the kitchen with a great use of space, with an additional sink and space for the washing machine and dryer. Access to the side of the house.

Master bedroom and ensuite

At the rear of the property with double windows bringing in plenty of natural light, fitted wardrobes and ensuite with corner shower, wash hand basin and WC.

Bedroom 2

A double bedroom with an outlook of the garden and plenty of space for furniture.

Bedroom 3

At the front of the property a good size double bedroom with double fitted wardrobes.

Bedroom 4

At the front of the property, a good size room and space for a double bed.

Family Bathroom

A good size, with bath and shower over, WC and wash hand basin. Seating area to use while the children are in the bath.



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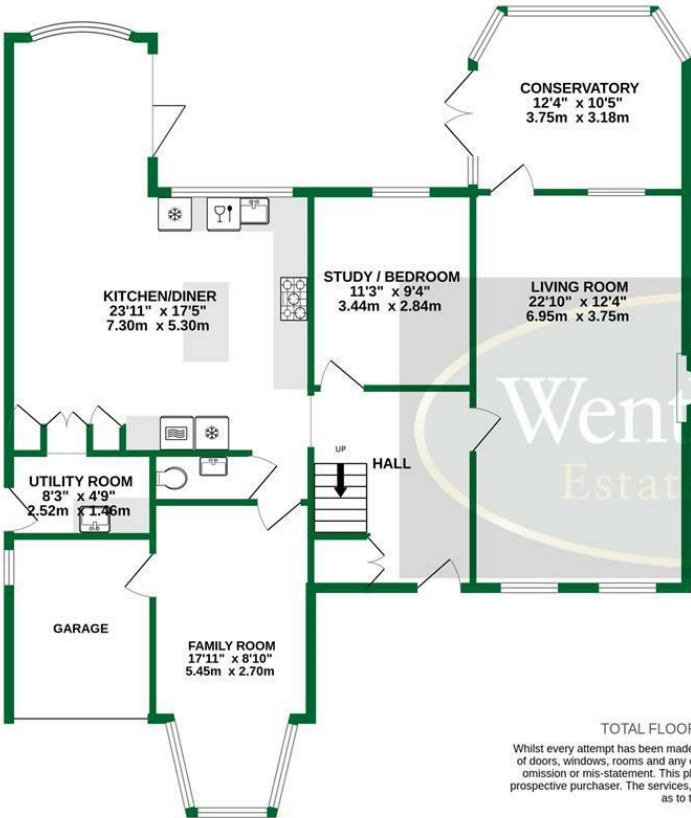
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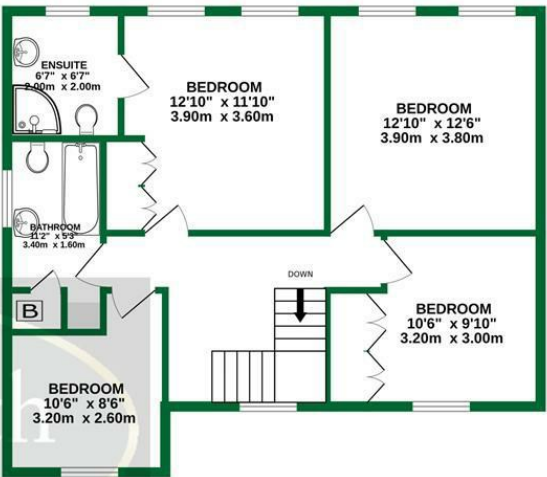
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GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.6 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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