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Estate Agents



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15 Wargrave Road,  
Twyford, Berkshire, RG10 9NY  
**Price guide £1,295,000**

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# Wargrave Road, Twyford

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Nestled on the charming Wargrave Road in Twyford, this delightful 1880s character detached home offers a perfect blend of comfort, style, and timeless appeal. Boasting four spacious double bedrooms, the property is ideally suited for families seeking a welcoming home in a peaceful setting.

The property features two well-appointed reception rooms, providing versatile spaces for both relaxation and entertaining. At the heart of the home is the stunning kitchen/family/dining room—an impressive hub that effortlessly combines style, luxury, and character. Flooded with natural light, this exceptional space is ideal for modern living and entertaining, with bi-fold doors creating a seamless connection between indoors and out.

The thoughtfully designed layout maximises both space and light, creating a warm and inviting atmosphere throughout. Outside, the beautiful west-facing garden offers a high degree of privacy, enhanced by a charming brick wall feature, mature shrubs, and well-established planting.

For those with vehicles, the property benefits from off-street parking for up to two cars, along with a garage providing additional space for a further vehicle—an invaluable feature in this sought-after location.

Twyford is renowned for its friendly community and excellent local amenities, including a variety of shops, well-regarded schools, parks, and a mainline railway station—all within walking distance.

In summary, this exceptional home on Wargrave Road presents a rare opportunity to acquire a spacious and beautifully presented family residence in one of Berkshire's most desirable villages.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.



### Living room

A warm and inviting living space featuring a charming bay window and a log burner, perfect for chilly evenings. The room exudes a timeless atmosphere.

### Sitting room

A spacious room enhanced by a beautiful bay window, allowing for an abundance of natural light, with a convenient sliding door offering direct access to the kitchen.

### Kitchen / dining / family room

A truly stunning rear-facing room, thoughtfully designed as a versatile space for both family living and entertaining benefitting with underfloor heating. The kitchen is well-appointed with an abundance of storage cupboards, integrated dishwasher, range cooker, and space for a fridge/freezer. A beautiful central island provides seating for up to four, along with an integrated wine fridge and additional storage.

The room is flooded with natural light, thanks to two Velux windows and elegant bi-fold doors that open seamlessly onto the garden, creating a wonderful indoor-outdoor flow.

### Shower room

A fully tiled bathroom, with wash hand basin and storage under, WC and large walk in shower.

### Utility room

A practical and well-appointed utility room offering space for both a washing machine and tumble dryer, along with a large sink and additional storage. The room also provides convenient access to the garage.

### Bedroom 1

Positioned at the rear of the property, this lovely and relaxing master bedroom features floor-to-ceiling fitted wardrobes, offering ample storage. The room is generously proportioned and filled with natural light, creating a bright and tranquil space.

### Bedroom 2

A further spacious double bedroom, benefiting from dual-aspect windows that allow plenty of natural light to fill the room.

### Bedroom 3

Another well-proportioned double bedroom positioned at the rear of the property, enjoying plenty of natural light and creating a tranquil space.

### Bedroom 4

A further generously sized double bedroom positioned at the front of the property, offering ample space for wardrobes and additional storage.

### Family Bathroom

A fully tiled bathroom featuring a freestanding bath with shower over, a WC with high-level cistern, a heated towel rail, and a wash basin with storage beneath.

### Cellar

Accessed from the hallway, a fabulous wine cellar featuring a characterful exposed brick wall and brick steps leading down to the lower level.



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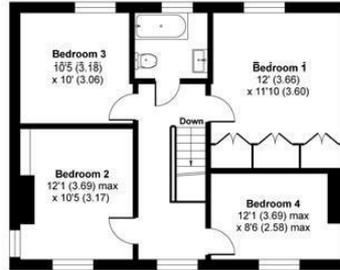
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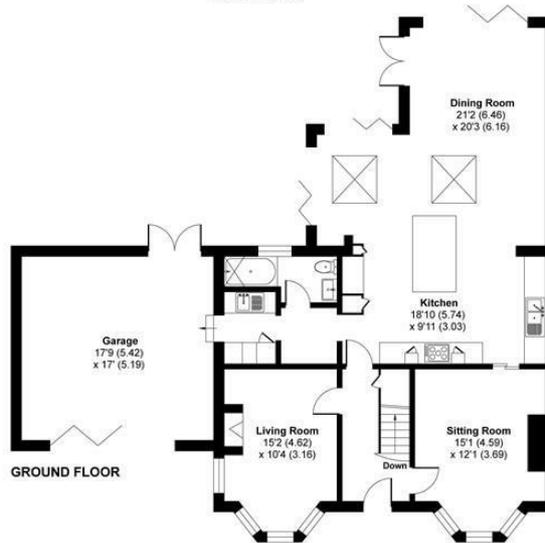
## Wargrave Road, Twyford, Reading, RG10

Approximate Area = 2232 sq ft / 207.3 sq m

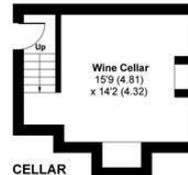
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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.