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Estate Agents

180 Victoria Road,
Wargrave
RG10 8AJ

Price guide £575,000



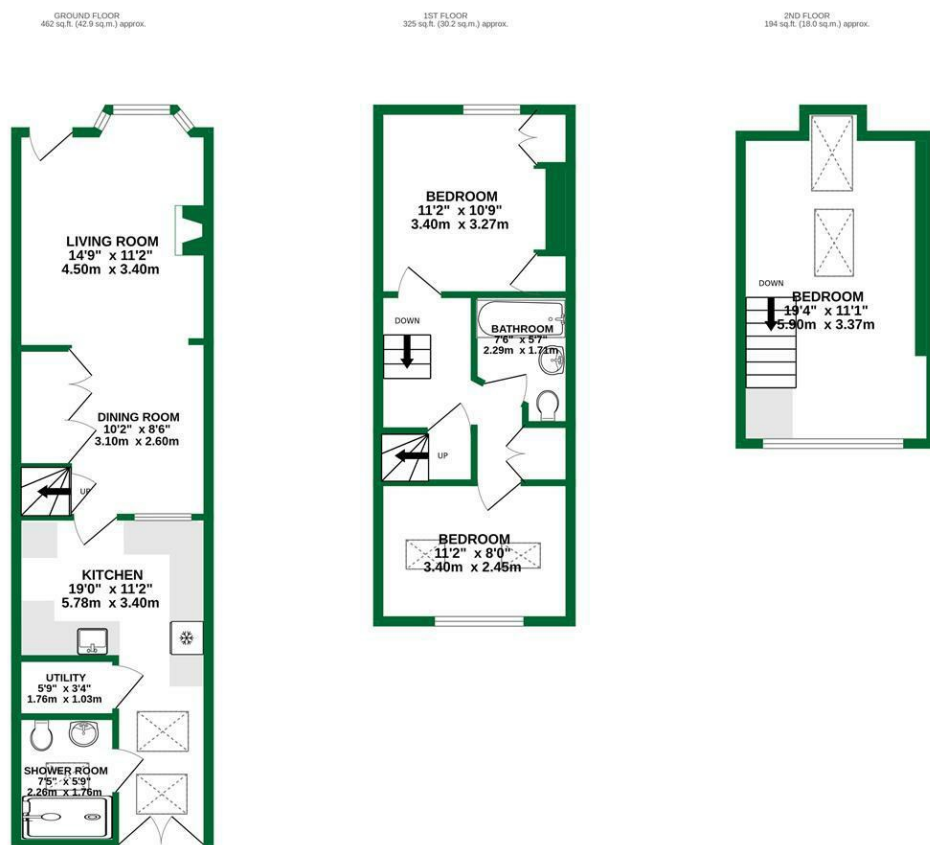
Situated at the top end of charming Victoria Road in Wargrave, this delightful mid-terrace Victorian cottage offers a perfect blend of period charm and modern convenience. Having been extensively renovated and thoughtfully extended, this property presents an inviting atmosphere ideal for families or those seeking a tranquil retreat.

Upon entering, you are greeted by a spacious reception room that exudes warmth and character with feature wood burning stove, making it an ideal space for relaxation or entertaining guests. The cottage boasts three well-proportioned double bedrooms, providing ample space for family living or guest accommodation. The ground floor features a convenient wet room, while the first floor is home to a stylish bathroom, ensuring that both practicality and comfort are at the forefront of this home. In addition there is a modern kitchen with Snug seating area and a large utility/drying cupboard.

One of the standout features of this property is the impressive 130-foot south-facing garden. This expansive outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a peaceful setting. The garden offers a wonderful opportunity for gardening enthusiasts or families with children to create their own outdoor haven.

Located in the picturesque village of Wargrave, this property benefits from a friendly community atmosphere while still being within easy reach of Twyford and Henley. With its blend of historical charm and modern living, this Victorian terrace cottage is a rare find and is sure to appeal to those looking for a home that offers both character and comfort. Don't miss the chance to make this lovely property your own.

EPC rating C
Council tax band E
Freehold



TOTAL FLOOR AREA - 981 sq.ft. (91.1 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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ACCOMMODATION

- RENOVATED AND ENLARGED VICTORIAN COTTAGE
- THREE DOUBLE BEDROOMS
- FIRST FLOOR BATHROOM AND GROUND FLOOR WET ROOM
- OPEN PLAN LOUNGE/DINING ROOM WITH FEATURE WOOD BURNER
- 130 FOOT SOUTH FACING GARDEN WITH VIEWS
- WALKING DISTANCE TO LOCAL AMENITIES
- TWYFORD IS 2 MILES AWAY AND HENLEY ONLY 4 MILES
- NEW WORCESTER BOSCH BOILER (MARCH 25)
- WALKING DISTANCE TO THE RAILWAY STATION
- MODERN KITCHEN WITH SNUG SEATING AREA



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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.



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