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## The Riverstation Wargrave, Berkshire, RG10 8HZ

£2,850,000

- Spectacular riverside home
- Large kitchen / breakfast with luxurious appliances
- Split-level wooden decking and lawn
- Close to riverside restaurant pub and village amenities, short walk to railway station
- 3500 sq ft of modern spacious living
- Open-plan living with extensive riverside views
- River frontage with private mooring
- 4 double bedrooms with 4 en suite bathrooms
- End-to-end balcony with dining and seating
- Attached double garage and Gated driveway parking for 4 cars

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# The Riverstation , RG10 8HZ

A rare opportunity to purchase a distinctive 4 double-bedroom detached riverside home, with modern finishes, spacious open-plan living, unimpeded views up and down-stream from a private deck and private river frontage, with gated private parking for at least 3 cars.



Council Tax Band: G



## ACCOMMODATION

'The Riverstation' measures roughly 3750 sq ft (including the garage) and was built in 2008 with further modernisation by the current owner. Built on concrete stilts as befits a modern riverside property, with striking dark wooden cladding to the exterior, and a modest garden comprising a small amount of lawn, with split-level wooden decking and a generous mooring the length of the river frontage.

Featuring elegant contemporary decor, flexible reception space, high ceilings and generous glazing out to the raised deck. Spectacular Westerly open views across the river to quiet pastureland are a real feature of this lifestyle home.

The double wooden front doors open to dramatic uninterrupted views across the dining hall and beyond to the River Thames.

A cloakroom has a wash hand basin and w.c., beside a useful coat and shoe storage alcove.

The modern kitchen has triple-aspect windows and has been refurbished to a very high standard, with a large number of fitted white wall and base units by Charles Yorke, and luxury appliances including a stainless steel Sub-Zero fridge freezer, a Wolf gas range cooker set in a large island with a waterfall-style Corian worktop. Other appliances include an integrated dishwasher and a Sub Zero wine fridge. A breakfast / dining area has large glass doors out to the riverside terrace, with fitted blinds for privacy. A separate utility laundry room also has space for a washer and dryer, fitted wall and base units by Charles Yorke, and provides internal access to the double garage.

The dining hall has dramatic vaulted ceilings with skylights, wooden floors, and opens out to the riverside terrace via a pair of glass doors. It leads into the large peaceful sitting room with wall-to-wall glass doors and windows overlooking the riverside terrace. A generous study / reception room has built-in shelving units and would make an excellent library space.

The wooden stairs lead to an attractive galleried landing with skylights to the front and rear. A double airing cupboard features the hot water tank and ample wooden shelving.

4 generous double bedrooms each have their own en suite tiled bathroom. The principal

bedroom suite is a large carpeted room with bespoke fitted wardrobes, and a pair of French doors opening to a Juliet balcony overlooking the river. The en suite bathroom is accessible via a dressing area with further fitted wardrobes, and features a large shower, freestanding bath, dual wash hand basin, w.c. and heated towel rail.

The second bedroom also benefits from French doors with Juliet balcony overlooking the river views, bespoke fitted wardrobes and drawers. It has an en suite bathroom with wash hand basins, bath with shower over, fitted mirror, w.c. and heated towel rail.

Bedrooms 3 and 4 are both carpeted double bedrooms with glass doors to the front of the property, and with en suite bathrooms.

The house also benefits from electric sun blinds to the kitchen and lounge, and an electric retractable awning over the external dining area on the upper deck.

## OUTSIDE

Split-level wooden decking overlooks the river, and Westerly across to the water meadows with Thames Path. The higher level decking creates a broad dining and seating balcony space, with the lower level decking enabling direct access to the river. The lawn and deck configuration lends itself to attractive container gardening.

To the front, the double garage has an automatic up-and-over door, and provides substantial storage, or space for 2 cars. The private gated driveway has space for 4 cars to park, and the house owns the driveway with direct access out onto the road.

## LOCATION

Living in Wargrave

The house is convenient for Wargrave village, close to the St George and Dragon riverside pub restaurant and a short walk to local shops and restaurants. The railway station is also a short walk from the home, providing a regular service to Henley, and via Twyford to the Elizabeth Line, mainline services to London Paddington, Reading and the West. Wargrave is convenient for the A4, and beyond to the M4 motorway.

Henley - 3 miles

Reading - 7 miles

M Maidenhead - 7 miles  
Marlow - 8 miles  
Heathrow - 21 miles

#### Schools

The Robert Piggott C of E infants and junior schools are a 15 minute walk away, and also extends to a highly sought-after local secondary school and sixth-form college. Private Schools in the area include The Dolphin School, Reading Blue Coat, Queen Anne's Caversham, The Abbey, Reading, Kendrick Grammar school.

#### Leisure

There are many activities on the doorstep such as road cycling, mountain biking and walking in the surrounding countryside. Wargrave has a large recreation ground with men's and women's football teams, an active tennis club, a bowls club with its own green. River pursuits including boating, canoeing and paddleboarding, with marina facilities at Wargrave. The annual town regatta is a particular highlight. Local golf clubs include Hennerton, Sonning and Castle Royle Golf Clubs.

#### Tenure - Freehold

Local Authority - Wokingham Borough Council  
Council Tax - Band G

Services: Mains gas, water, electric, drainage

Superfast broadband being installed from the street in 2023. Hard-wiring has been installed in the study, sitting room, principal bedroom and front corner bedroom.



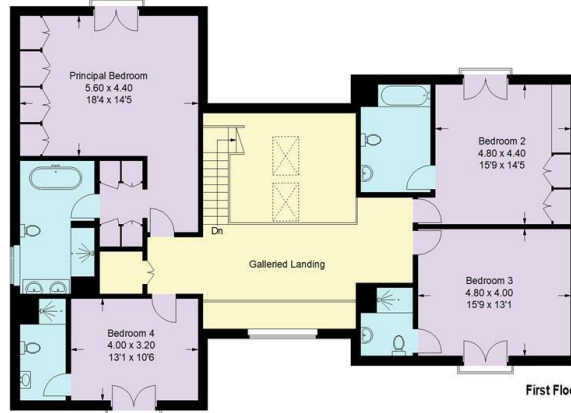


**The Riverstation, Wargrave, Berkshire RG10 8HZ**

Approximate Gross Internal Area  
 312.0 sq m / 3358 sq ft  
 Garage = 37.0 sq m / 398 sq ft  
 Total = 349.0 sq m / 3756 sq ft

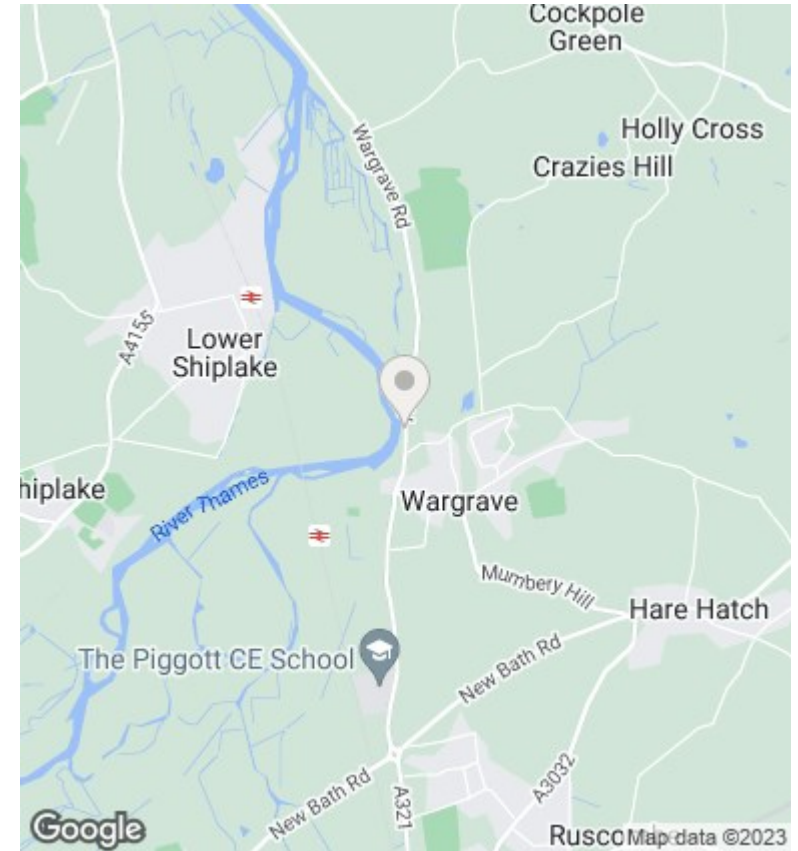


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID950843)



**Directions**

**Viewings**

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	