



P Mon - Sat  
8 am - 6.30 pm  
2 hours  
No return  
within 1 hour



# River Cottage, Church Street, Wargrave, Berkshire RG10 8EP

**GRADE II LISTED DETACHED COTTAGE IN THE HEART OF THE VILLAGE  
SHORT DISTANCE TO ALL AMENITIES AND THE RIVER THAMES  
DOUBLE FRONTED RECEPTION ROOM: KITCHEN WITH AGA  
GARDEN ROOM: THREE BEDROOMS: TWO BATHROOMS  
SOUTH FACING WALLED REAR GARDEN: NO ONWARD CHAIN  
COUNCIL TAX BAND F: EPC RATING N/A**



A delightful Grade II Listed double fronted detached cottage in a highly sought after, central location just a few yards from the High Street and a short stroll to The River Thames and St Mary's Church.

A spacious reception room with areas for both sitting and dining leads through to an inner hall with stairs rising to the first floor. There is a fitted kitchen with tiled worktops above and below cupboards and drawers with space for some appliances. There is a lovely aspect over the rear garden and a gas fired AGA with a neighbouring gas hob for when the AGA is not in use. Adjacent to the kitchen, at the rear of the house, there is a garden room with access out to the rear and a cloakroom.

On the first floor there are three good size bedrooms, all with fitted/built in wardrobes, and there are two bathrooms. Both bathrooms comprise of three piece suites including a bath, wash hand basin and WC.

A particular feature of this delightful home is the well maintained south facing rear garden that is mainly paved and walled with mature flower and shrub borders. \* Please note that there is no off road parking conveyed with this property, however there is parking available nearby.

Wargrave is a sought after Thameside village with a wide variety of recreational amenities, the excellent Piggott schools, several pubs and shops and rail station linking to Henley on Thames and Twyford (Elizabeth Line). There are also Nurseries and Pre-Schools close by.

## **HMRC Anti Money Laundering**

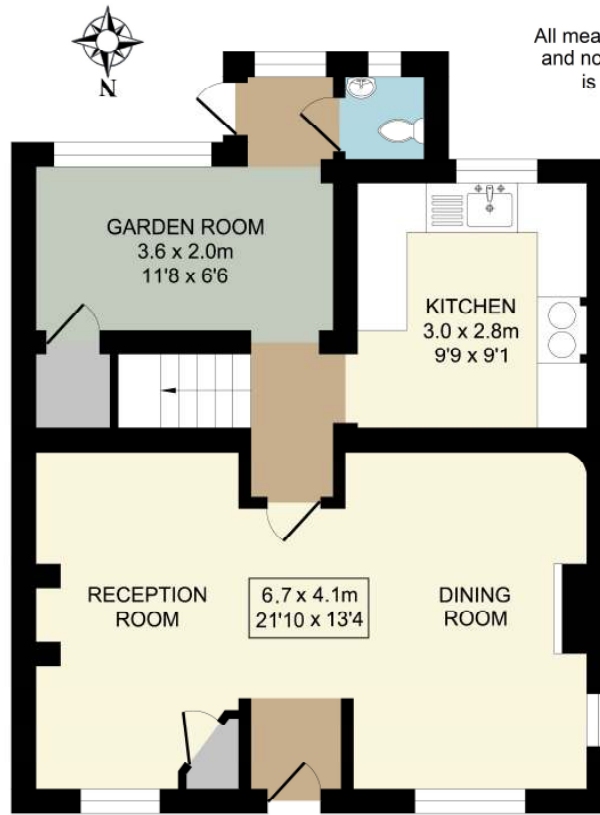
Anti Money Laundering Regulations require all purchasers to produce valid identification documentation before receiving a contract to purchase.

**Any personal data collected by Hunt & Nash will only be used for the purposes of preventing money laundering and terrorist funding and further information is available on request as required under Article 13 of the GDPR**

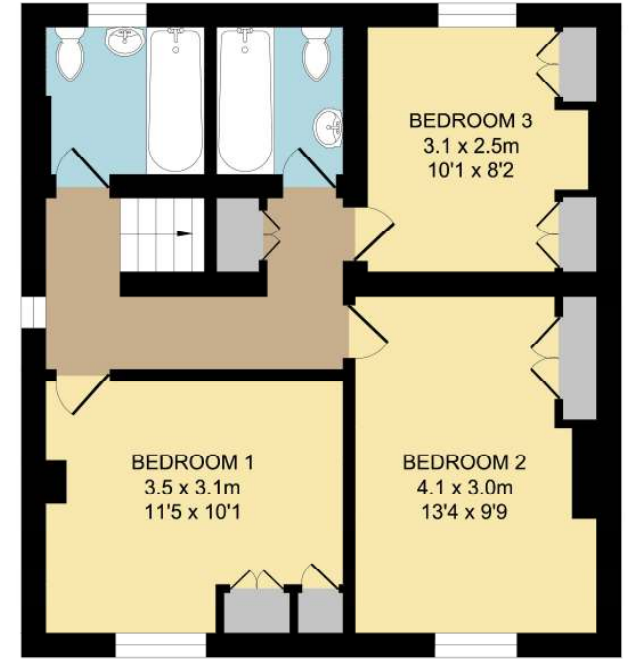
## GUIDE PRICE . . . £799,950 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment  
Tel: 01628 522568  
Email: [bourneend@huntandnash.co.uk](mailto:bourneend@huntandnash.co.uk)



TOTAL APPROX. FLOOR AREA 101 SQ.M. (1087 SQ.FT.)  
 All 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. Not to scale. [www.huntandnash.co.uk](http://www.huntandnash.co.uk)







Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings.

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