davis tate

sales | lettings | new homes | conveyancing | mortgages

12 BAYLISS ROAD, WARGRAVE, READING, RG10 8DR



- Quiet Cul De Sac
- Modern refurbished bathrooms
- Ample Driveway Parking
- Double Garage
- Village Location
- Character property

Asking Price £1,200,000 Freehold

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England and Wales at First Floor Glendale House Reading Road, Burghfield Common, Reading, Berkshire, England, RG7 3BL.

PROPERTY DESCRIPTION

Tucked in the corner of a cul de sac at the end of a private driveway is this generously sized family home which offers many practical features along with a secluded and pretty garden. This home is spacious, light and benefits from a double garage, utility room and home office. EPC Rating C

LOCAL INFORMATION

Wargrave is a charming village set on the banks of the river Thames just 3 miles from Henley-on-Thames and closer still to the local commuter hub of Twyford; there is mainline access to London from Twyford and Wargrave has its own branch line station. The highly regarded Piggott School (secondary) and Piggott Junior School are set in the village and there are also numerous clubs, such as the local tennis club, two marinas, rowing club and social clubs giving Wargrave a close community feel.









ACCOMMODATION

A beautifully presented and immaculately maintained family home offering in excess of 2,264 sq ft of versatile living accommodation, arranged over two floors and complemented by a substantial 318 sq ft garage integral to the main home. While retaining its original charm and character throughout, this lovely home has been lovingly cared for and is presented in good decorative order, offering a wonderful opportunity for a new owner to add their own stamp over time. The property is approached via an entrance hall giving access to the principal reception rooms. The dual-aspect sitting room (22'2 x 13') is a particularly impressive space giving access to the rear garden. The family room (11'6 x 11') provides further relaxed living space, while the well-proportioned dining room (21'7 x 9') is ideal for entertaining giving access to the conservatory. The kitchen (14'10 x 8'11) sits at the heart of the home and is complemented by a separate utility room (12'3 x 5'7), offering practical space for day-to-day family life, along with a cloakroom and additional WC. A versatile study (11'9 x 8'10) completes the ground floor accommodation, perfect for those working from home. To the first floor, the property offers four well-proportioned bedrooms. The principal bedroom (13'10 x 11'7) is a generous double with an ensuite shower room, while bedroom four (11'8 x 7'8) provides further flexible accommodation, both served by a family bathroom. Bedroom two (14'10 x 9'9) and bedroom three (13'5 x 9'7) are both comfortable doubles, with bedroom three benefiting from its own large storage area which could subject to planning receive a dormer extension, and both served by the family bathroom.





OUTSIDE SPACE

The property offers a smart blocked paved driveway to the front with direct access to the double garage, while the rear garden unfolds into a beautifully arranged outdoor space featuring a well-established vegetable patch perfect for growing a wide variety of fruit and vegetables, a charming patio area with a sunshade ideal for outdoor dining, a lovely lawn bordered by mature bushes and trees, and a picturesque pond with attractive water features creating a peaceful focal point; continuing around, a further patio section provides versatile use for caravan/boat parking or additional storage, currently housing a shed, and is completed with secure double gates offering excellent practicality and flexibility. Siding onto the property is a public bridleway giving quick access to the station and the high street.

LOCAL AUTHORITY and SERVICES

All mains connected, Wokingham borough council, EPC rating C





















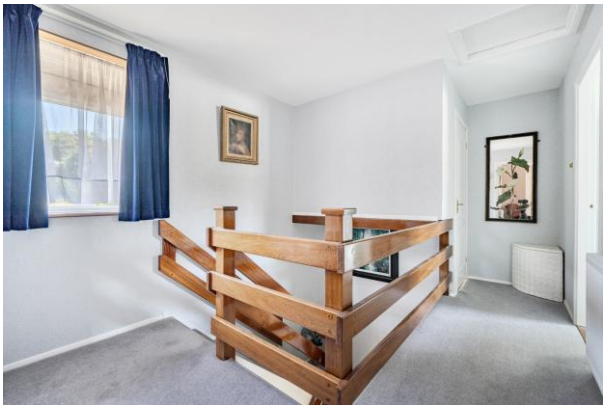




















CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

Should you be interested in acquiring a Buy-to-Let investment, and would appreciate advice regarding the current rental market, possible yields, legislation for landlords and how to make a property safe and compliant for tenants, then Davis Tate will be pleased to provide you with additional, personalised support.

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

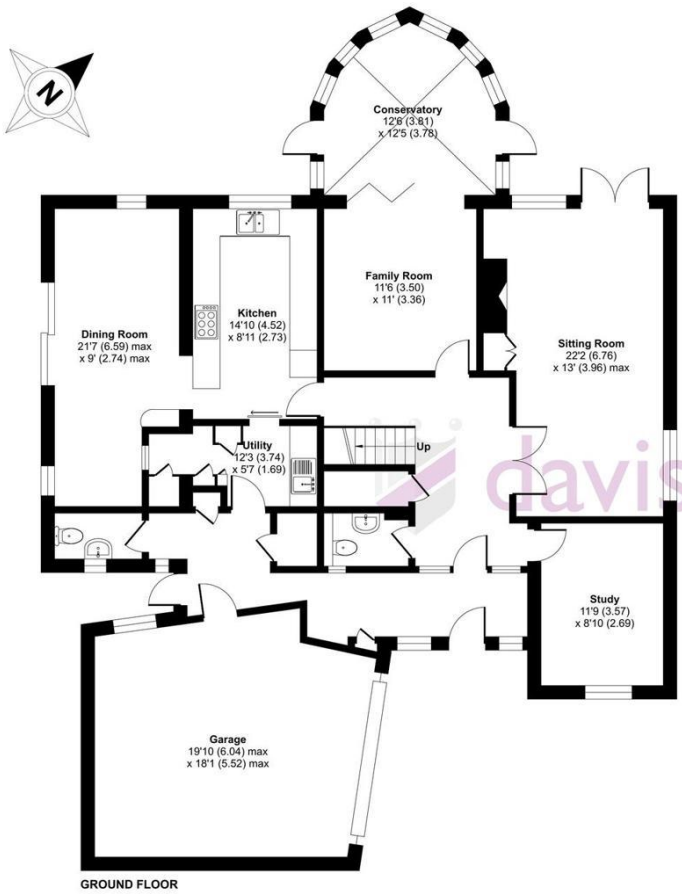
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

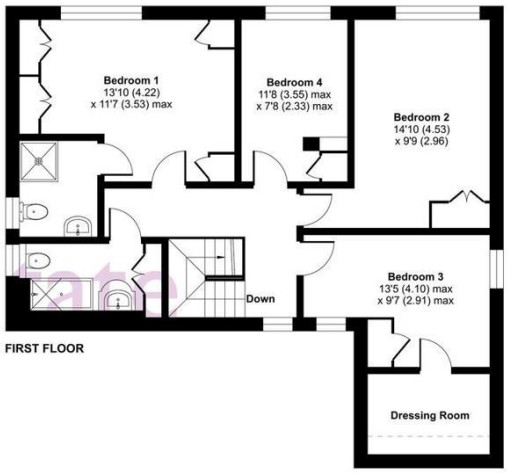
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 2264 sq ft / 210.3 sq m
Limited Use Area(s) = 12 sq ft / 1.1 sq m
Garage = 318 sq ft / 29.5 sq m
Total = 2594 sq ft / 240.9 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

davis tate

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davis Tate. REF: 1502409