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CORNER HOUSE, 16 SILVERDALE ROAD, WARGRAVE, READING, BERKSHIRE, RG10 8EA



- **Desirable Corner Plot**
- **Three Well-Proportioned Bedrooms**
- **EPC Rating: D**
- **Sought-After Village Location**
- **Excellent Local School Catchment**
- **Scope for Modernisation and Further Potential**

Asking Price £795,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE PANGBOURNE (DAVIS TATE) BRANCH ON 0118 984 5333

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PROPERTY DESCRIPTION

A charming three bedroom home on a peaceful road in the heart of Wargrave village. In need of some modernisation, but full of potential for the right buyer looking to create a lovely family home in a desirable location. Early viewing recommended. EPC D

LOCAL INFORMATION

Wargrave is a charming riverside village with extensive amenities and local organisations, such as the tennis club, two marinas and a rowing club, giving Wargrave a close community feel. Every summer the village hosts a Regatta. Wargrave has its own branch line station with connections to Twyford and Reading with a fast service to London Paddington and the Elizabeth Line. The highly regarded Piggott Schools are set in the village and there are a selection of shops and cafes on the high street. The historic riverside town of Henley-on-Thames (6 miles) has superb facilities including a supermarket, a fine variety of shops and is home to the world famous Henley Royal Regatta.

ACCOMMODATION

A welcoming porch provides a practical entrance to the home, leading through to a bright and spacious hallway. Straight ahead, a well-equipped kitchen offers direct access out to the rear garden, making it a lovely spot for morning coffee or keeping an eye on the outdoors. A useful downstairs cloakroom sits just off the hall. A particularly unique feature of this home is the fully working lift, offering fantastic accessibility between the ground floor and the master bedroom above — a rare and valuable addition for buyers seeking single-level living convenience or flexibility for the future. The living accommodation continues into a generous living/dining room, a wonderful sociable space that flows naturally through to the conservatory beyond, creating a lovely connection between indoor and outdoor living and flooding the ground floor with natural light. A beautiful staircase rises to the first floor, where you are welcomed by two







well-proportioned bedrooms, both offering comfortable space for family living or guests, along with a family bathroom. The accommodation is completed by a very good-sized master bedroom, again benefitting from access via the home's own lift — a truly unique feature that sets this property apart and offers exciting possibilities for its next owner.

OUTSIDE SPACE

The property occupies a generous, mature plot on a quiet road in Wargrave village, offering excellent kerb appeal and a real sense of privacy. A block-paved driveway provides off-street parking for several vehicles and leads to a single garage, with a charming wrought-iron gate opening to a well-maintained side access. To the rear, the garden is a particular highlight, laid mainly to lawn and bordered by mature hedging and established trees, including productive apple trees, which lend a lovely sense of seclusion and privacy. A paved patio area sits adjacent to the property, ideal for outdoor seating and entertaining, while a charming uPVC conservatory extends from the rear elevation, offering a bright additional space to enjoy the garden throughout the year. The garden's gently sloping lawn, mature planting, and peaceful backdrop make this an ideal outside space for a growing family, with plenty of scope for further landscaping to suit the next owner's taste.

LOCAL AUTHORITY and SERVICES

Set on a peaceful road in the highly sought-after village of Wargrave, this individual three bedroom detached home presents a wonderful opportunity for buyers seeking a project with genuine scope and potential. While the property













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.

GROUND FLOOR
1095 sq.ft. (101.7 sq.m.) approx.

1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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