davis tate

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32 FIDLERS WALK, WARGRAVE, READING, BERKSHIRE, RG10 8BA



- **Two bedroom bungalow**
- **Mature Garden**
- **28ft Garage and driveway**
- **Potential to modernise**
- **No onward chain**
- **Flexible accommodation**

Asking Price £480,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD (DAVIS TATE) BRANCH ON 0118 934 4433

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PROPERTY DESCRIPTION

Offered to the market with no onward chain, this two-bedroom house of approximately 1,473 sq ft (including garage) enjoys a prime position in the heart of the highly regarded village of Wargrave. EPC Rating D.

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. There are highly regarded schools set in the village and there are also numerous local organisations, such as the tennis club, two marinas, rowing club and other social clubs, giving Wargrave a close community feel. There are coffee shops, pubs and eateries close by.

ACCOMMODATION

The property is entered via a welcoming hallway, which provides access to both the kitchen and the main reception room. The kitchen is positioned at the front of the house and enjoys an outlook over the driveway and front garden. A side door leads through to a double-length garage/workshop, offering excellent scope for storage, hobbies or conversion, subject to the necessary planning permissions (STPP).

The impressive 32 ft main reception room runs from the front to the rear of the property, providing a bright and spacious living and dining area. French doors open directly onto the attractive, private rear garden.

An inner hallway gives access to a versatile ground floor bedroom, a useful storage cupboard and a shower room, together with stairs rising to the first floor. On the first floor, the well-proportioned principal bedroom benefits from a separate storage cupboard and has access to the family bathroom.







OUTSIDE SPACE

To the rear, the delightful and private east-facing garden is predominantly laid to lawn, with mature trees and shrubs to the borders.

To the front, the property is approached via a driveway providing off-road parking, with a lawn area and access to the garage.

LOCAL AUTHORITY and SERVICES

Wokingham Borough council tax band E. All mains services.













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

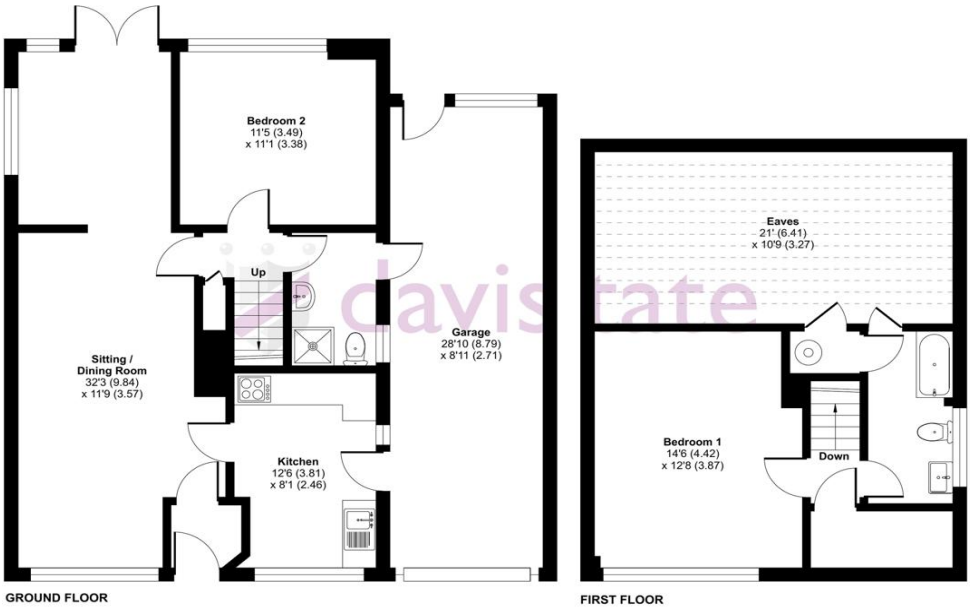
BUYERS INFORMATION

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 = 983 sq ft / 91.3 sq m
Limited Use Area(s) = 234 sq ft / 21.7 sq m
Garage = 256 sq ft / 23.7 sq m
Total = 1473 sq ft / 136.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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