



The Riverstation

Berkshire

A statement, waterfront residence, completely renovated with beautifully appointed interiors, offering luxurious open-plan living, far-reaching views over the River Thames in the pretty Berkshire village of Wargrave, convenient for London.

Wargrave Station 0.7 miles, Twyford Station 2.3 miles (London Paddington 30 mins)
Henley-on-Thames 3 miles, Reading 7.8 miles, Marlow 8.4 miles,
Heathrow Airport 22 miles, Central London 35 miles

Features:

Open plan kitchen and dining | Sitting room | Snug / office
Utility | Downstairs guest WC | Large entrance hallway
Galleried landing | Four double bedrooms | Four en-suite
bathrooms | Integrated double garage | Electric gates
Air-source underfloor heating | Air conditioning | Solar panels
Upper terrace and lower riverside deck with mooring
Electric vehicle charge point | EPC rating A





The property

The Riverstation occupies a rare and enviable position on the banks of The River Thames with an exceptional outlook. Enjoying a raised, commanding position and clad in stylish dark timber, it offers over 3,100 square feet of accommodation across two floors. Modern in its design having been built in 2008, this hasn't stopped the current owner from significantly investing recently with a "no-expense spared" complete renovation in a number of key areas, replacing all the bathrooms, refurbishing the kitchen and installing a new and energy efficient heating and air-conditioning system to name but a few of the improvements carried out.

On the ground floor, the spacious, open, layout draws immediate focus towards the river and the rural views beyond, allowing a great deal of flexibility for how each space might be utilised depending on requirements. Across the entire rear of the property are doors and bi-folds allowing immediate access onto a raised deck terrace overlooking the river. A large, centrally located, entrance hallway leads firstly to two linked reception rooms, of which both contain bespoke, fitted, wooden display cabinetry and shelving, with the larger of the two also benefiting from being river facing with bi-fold doors. The recently renovated kitchen centres around a substantial quartzite island and breakfast bar, with space for a breakfast table positioned for river views and direct access out to the terrace. It's complimented by high-end, integrated Wolf and Sub-Zero appliances, wine fridge and powerful overhead extractor. Off the kitchen is a modern utility and laundry room providing direct access to the integrated double garage and finally a guest toilet completes the ground floor.

Upstairs on the first floor, via a feature, stainless steel, oak and glass staircase and wide galleried landing, are four double bedrooms, all with recently replaced, stylish en-suite bathrooms. The two rear facing bedrooms have the advantage of sought-after river views, made even better owing to double doors and glass Juliette balconies to fully harness the aspects and positioning. The

principal bedroom has not only a walk-through wardrobe but also the largest of the four bathrooms containing double basins and a separate bathtub as well as shower.

Of particular note is the efficiency of the property due to roof mounted solar panels, a filtered air exchange and circulation system, combined with newly installed air source heat pumps for the underfloor heating and air conditioning throughout.

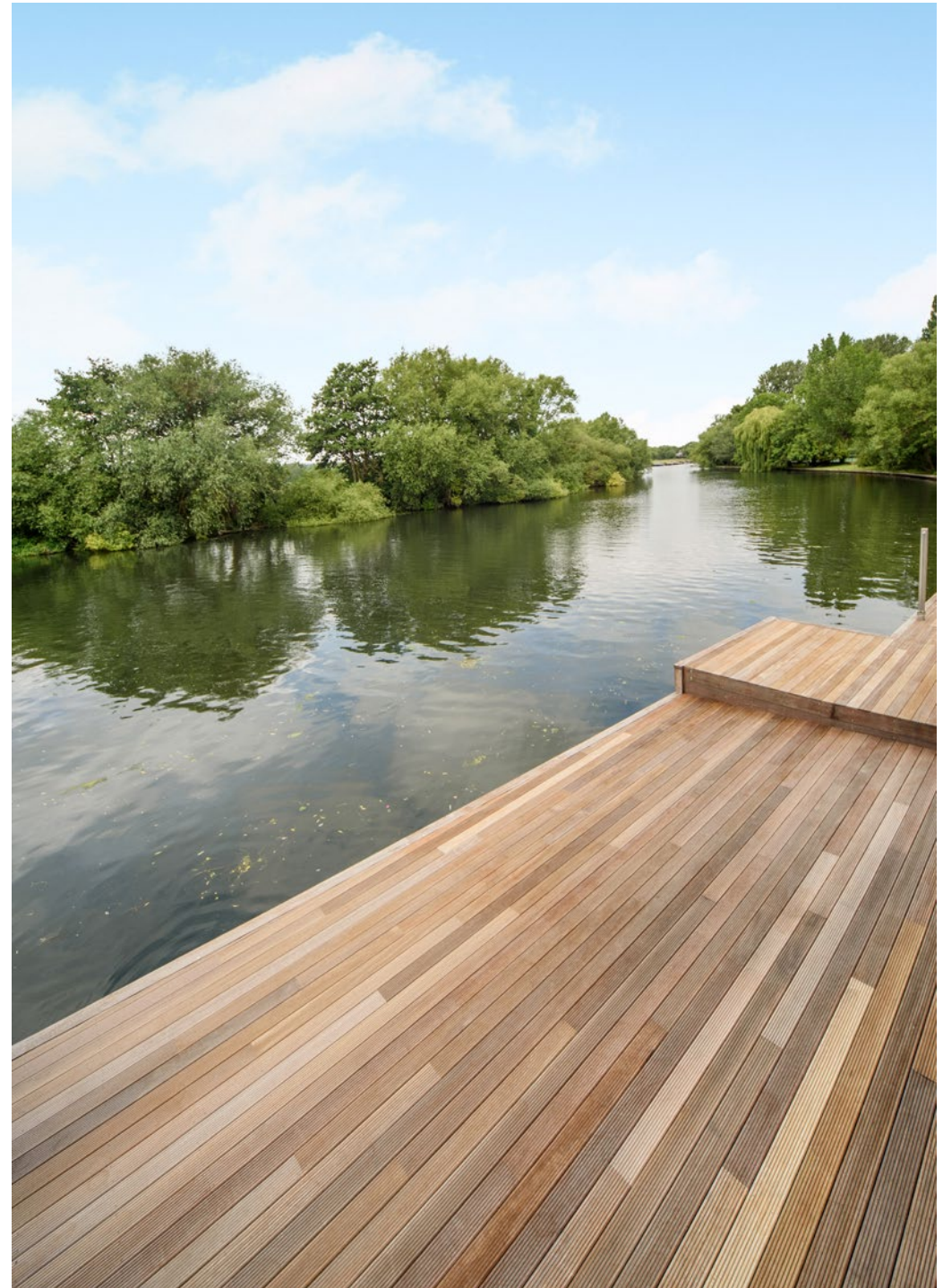
Outside

The property has been designed for seamless indoor-outdoor living and entertaining on the river. To the front, a gated entrance with a remote, app controlled, security access system provides ample parking in addition to the integrated double garage containing a great deal of storage space and an electric vehicle charge point. To the rear, directly linking the house to the river is the recently replaced and upgraded, tiered, hardwood deck, descending to the water's edge with a jetty and private mooring.

Location

Situated on the Berkshire / Oxfordshire border, Wargrave is a pretty and peaceful Thames side village offering an excellent range of everyday amenities, including independent shops, cafés, pubs, restaurants and village surgery. The nearby market towns of Henley on Thames and Marlow provide an additional selection of shopping, dining and leisure facilities.

Education in the area is well served, with respected independent schools including but not limited to, Shiplake College, Rupert House Prep School, Queen Anne's School, Reading Blue Coat School as well as selective state provision available in nearby Reading, notably Reading and Kendrick Schools. Transport connections are convenient, with Wargrave railway station providing services to Twyford, linking with the Elizabeth Line for London, Reading and Heathrow. Likewise, the A4 is a short drive linking to both the M4 and M40 motorway network.









General

Local Authority: Wokingham Borough Council

Services: Mains water and drainage, electricity, air source heat pump central heating, solar panels

Council Tax: Band G

Tenure: Freehold

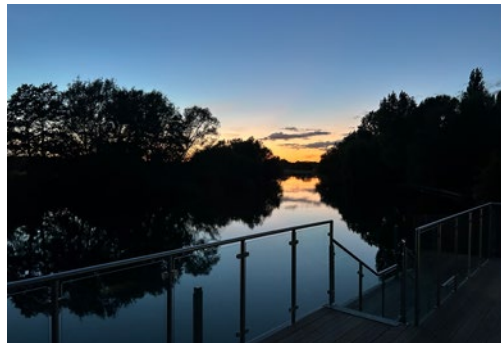
Broadband: Starlink; Mobile and Broadbandchecker: Information can be found here: <https://checker.ofcom.org.uk/en-gb/>



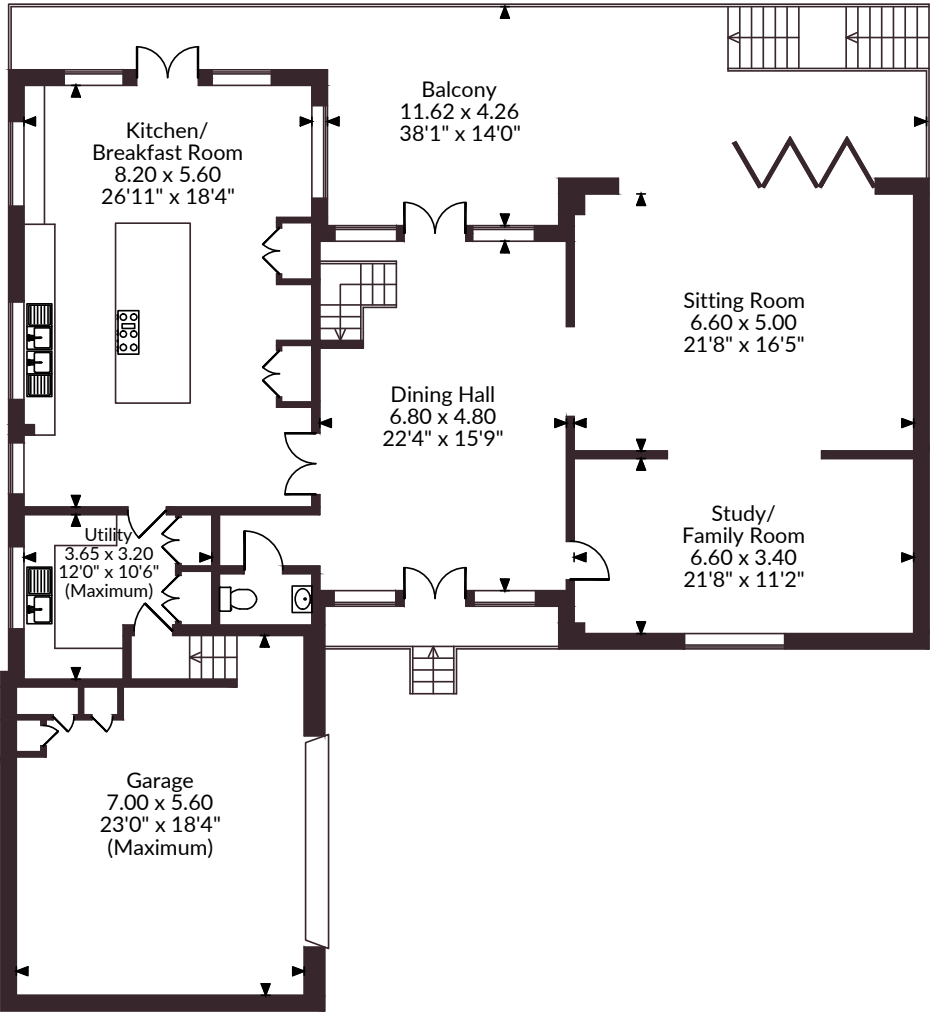
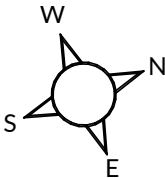


Guide Price
Offers in Excess of £3,000,000

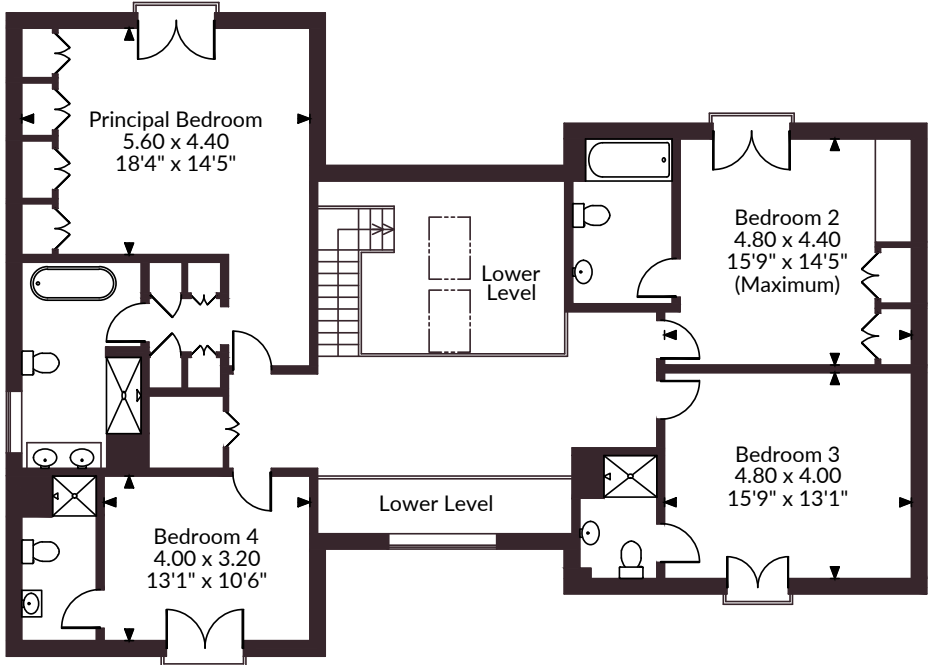
Viewing
Strictly by appointment only



The Riverstation, Henley Road, Wargrave
Main House internal area 3,114 sq ft (289 sq m)
Garage internal area 398 sq ft (37 sq m)
Balcony external area = 547 sq ft (51 sq m)
Total internal area 3,512 sq ft (326 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

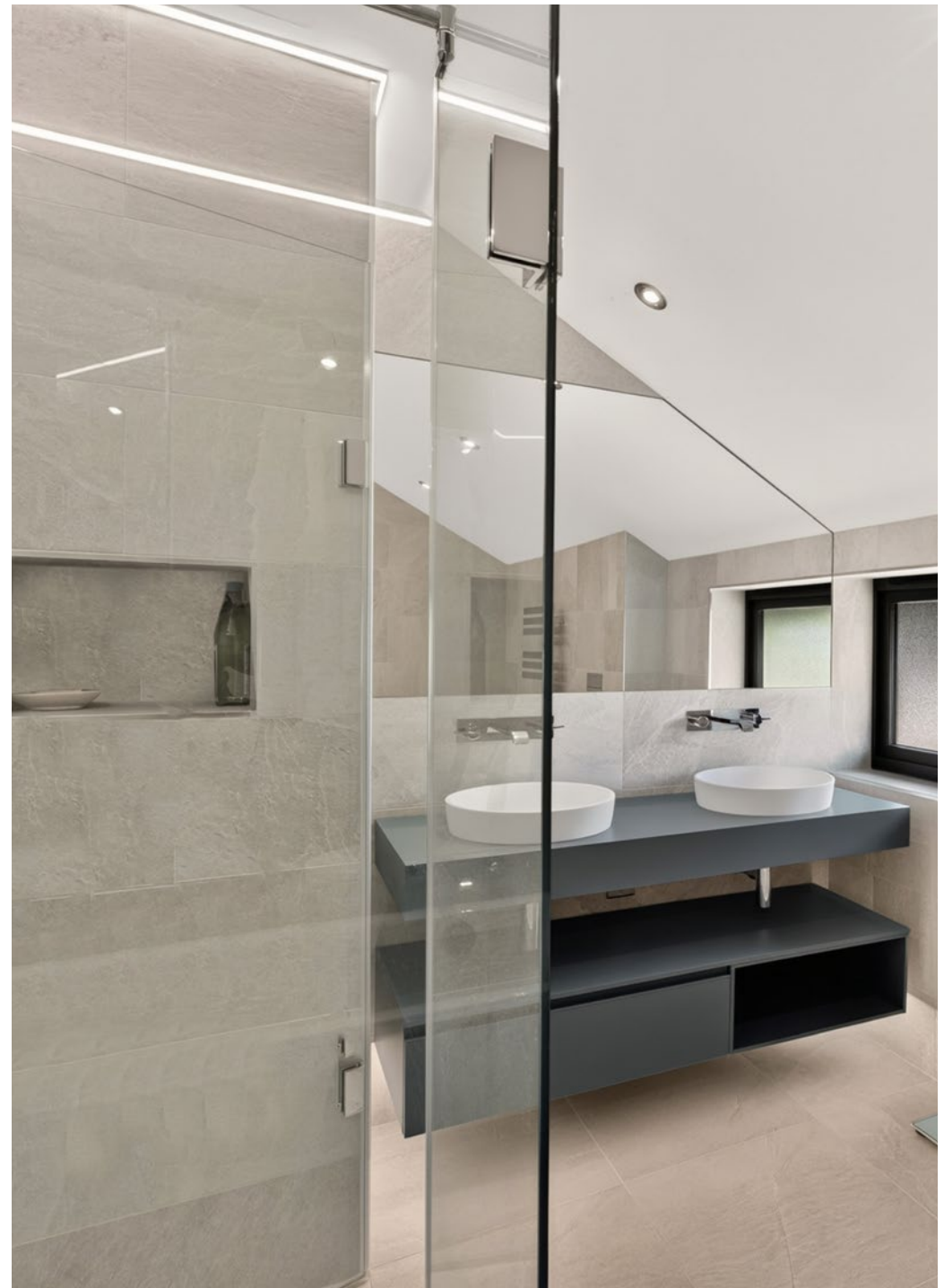
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