



Rusvale










Milestone Avenue, Charvil



BNP PARIBAS GROUP

A detached four bedroom property located in a private road in a highly-convenient Berkshire village

An attractive double-fronted dormer-style period family home offering generously-proportioned reception accommodation and a stunning large landscaped garden. It is located at the heart of a sought-after village near to local and town centre amenities, the road network and mainline station with services to London Paddington taking around half an hour.

 6 RECEPTION ROOMS	 4 BEDROOMS	 2 BATHROOMS
 GARAGE	 0.79 ACRES	 FREEHOLD
 VILLAGE LOCATION	 2,392 SQ FT	 GUIDE PRICE £1,850,000



The property

Rusvale is a handsome, double-fronted, dormer-style period family home, offering nearly 2,400 sq ft of light-filled and flexible accommodation arranged over two floors. Configured to provide an elegant yet practical environment for family life and entertaining, it combines quality fixtures and fittings with neutral décor, a wealth of wooden and parquet flooring, leaded glazing, high ceilings, picture rails, exposed beams, and original fireplaces.

The accommodation flows from a welcoming reception hall with useful storage and a modern, fully tiled family bathroom. Living spaces include a front-aspect drawing room with a bay window, circular side window, and a feature fireplace with woodburner, opening into a snug with French doors to the rear terrace. There is also a rear-aspect study/bedroom, similarly fitted with French doors leading outside. At the front, a family room features a cast iron fireplace flanked by bespoke storage and opens to a dual-aspect dining room with a bay window. The kitchen is fitted with tiled flooring, a range of wall and base

units, complementary worktops, modern integrated appliances, and space for a table. It leads to a P-shaped conservatory with triple-aspect picture glazing and French doors to the rear terrace, and connects to both the dining room and a fitted utility room, which includes an en suite cloakroom and rear access.

On the part-vaulted first floor the property provides a principal bedroom and two further double bedrooms, all three with fitted storage, together with a family shower room.



Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached from the private road with no access to through traffic, through a five bar gate over a gravelled driveway with lawned and planted turning circle, providing private parking and giving access to the detached garage. The generous enclosed garden to the front and rear, is a significant feature of this property, beautifully landscaped to provide areas of level lawn bordered by well-stocked flower and shrub beds and features numerous seating areas and, to the rear, a paved hedge-screened seating area with a picturesque, inset garden pond and a large wraparound paved terrace accessible from the snug, study and conservatory, ideal for entertaining and outdoor dining. At the bottom of the garden is an orchard with a number of fruit trees. The whole plot is screened is by mature hedging and trees and enjoys views over neighbouring countryside.

Location

The property sits in a private road in Charvil which has a village hall, convenience store, takeaway, two pubs, a primary school and a sporting pavilion with tennis courts, a multi-use games area and football and cricket pitches, the whole surrounded by woodland, a country park, nature reserve and lakes abutting the River Loddon. The property also benefits from being within a short walking distance to the train station and the River Thames at the end of the road. The village sits equidistant between Twyford and Sonning, both providing a wider range of amenities including a Waitrose store in Twyford. More extensive shopping, cultural and recreational facilities are available in Reading, Henley and Maidenhead. Communications links are excellent: the A4/M4/M40 give access to major regional centres, the West Country, London and its airports, and Twyford mainline station (2.0 miles) offers services to Reading and Paddington.



Distances

- A4 (Bath Road) 0.3 mile
- Twyford 1.8 miles
- Sonning 1.8 miles
- Reading 5.1 miles
- Henley-on-Thames 6.3 miles
- Maidenhead 8.8 miles
- London Heathrow Airport 24.4 miles
- Central London 37.0 miles

Nearby Stations

- Twyford (Elizabeth Line)
- Wargrave
- Reading (Elizabeth Line)

Key Locations

- Reading (university town)
- Windsor (historic town)
- Caversham Lakes (watersports centre)
- Ascot Racecourse
- Henley-on-Thames
- Chilterns National Landscape

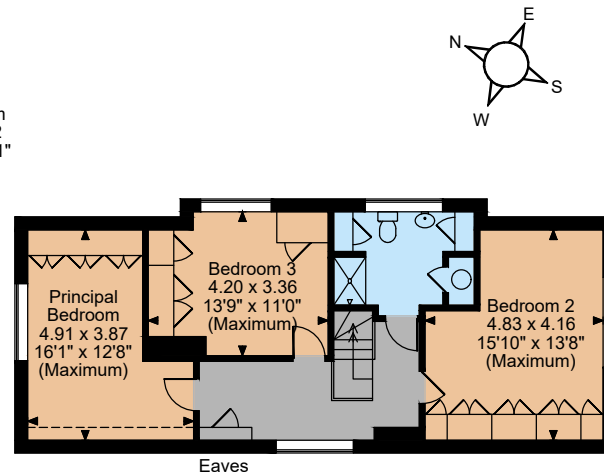
Nearby Schools

- Shiplake College
- Reading Blue Coat
- Dolphin
- Caversham Prep

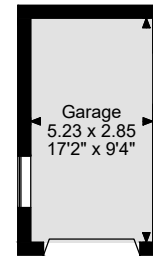




Ground Floor



First Floor



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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,392 sq ft (222 sq m)

Garage internal area 160 sq ft (15 sq m)

Total internal area 2,552 sq ft (237 sq m)

For identification purposes only.

Directions

RG10 9TN

what3words: ///feasted.ranch.walking - brings you to the driveway

General

Local Authority: Wokingham District Council

Services: Mains gas, electricity, water and drainage. Gas-fired central heating

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

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

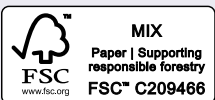
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