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Willowgate Cockpole Green, Wargrave, Berkshire, RG10 8NT

£950,000

- Development opportunity
- Uninterrupted far reaching views to the rear
- Dining room and kitchen
- Large garage with inspection pit
- 1960's architect design house needing modernisation
- Views of the village green to the front
- 4 double bedrooms and a family bathroom
- Gardens of approx 0.25 acres
- L-shaped sitting room
- No onward chain

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Willowgate Cockpole Green, Wargrave RG10 8NT

An architect-designed 4-bedroom detached home set in approx .25 acres of mature grounds with far reaching views to rear over open countryside and a view of the village green to the front. The property, which is believed to date back to the 1960's, now requires modernisation and offers the opportunity for the property to be developed to create a modern family home. Situated a short walk from Crazies Hill primary school, and 3 miles from Henley town centre, it is within easy reach of Elizabeth Line railway stations and national road network to London via the A4 Bath Road.



Council Tax Band: G



ACCOMMODATION

A tarmac driveway provides ample off-road parking and access to the large garage.

The timber front door opens into the entrance hall with a feature picture window to the front. Stairs lead to the first floor.

The cloakroom has a wash hand basin and w.c.

The sitting room is a bright room with triple aspect picture windows with views over surrounding countryside. An exposed brick chimney breast has an open fireplace and a blue brick hearth and exposed timber panelled ceiling.

The dining room has a front aspect with a picture window overlooking the front garden and village green and a timber panelled ceiling.

The kitchen features a good range of fitted wall and base units with worktops and an inset sink unit under the window. There is a 4 ring electric hob and double oven and plumbing for a washing machine.

A glazed door opens to the rear lobby, which has storage cupboards and a door to the front and rear gardens and the garage.

First floor

A wooden staircase leads to the first floor landing.

The principal bedroom is a bright room with a front aspect with a door to the balcony with views over the village green and a built-in wardrobes.

Bedroom 2 has a rear aspect, with a window overlooking the rear garden and adjoining farmland and a built-in cupboard.

Bedroom 3 has a side aspect window and a built-in cupboard.

Bedroom 4 has a rear aspect, with a window with views and a built-in cupboard.

The first floor bathroom features a white suite comprising a bath, a wash hand basin, a w.c. and an airing cupboard.

Outside

The rear garden is laid to lawn with mature shrub and hedge borders. Post rail fencing to the rear allows for a view over the adjoining farmland.

The front garden is laid to lawn with mature shrubs and trees providing seclusion from the country road and village green. A tarmac driveway provides ample off-road parking and access to the large garage, which features an inspection pit, light and power and a roller garage door.

LOCATION

Living in Cockpole Green

Cockpole Green is a hamlet approximately 3 miles from Henley. The neighbouring village of Crazies Hill has a popular primary school (Ofsted good) and a popular pub, The Horns, which offers excellent food and refreshments and has a large beer garden.

Twyford is a large village located along the A4 approx 4 miles away, and has a Waitrose supermarket, a Post Office, and other shops, cafes, and restaurants.

Wargrave is a riverside village approx 3 miles away, with a church and some small independent shops. The village holds a fun regatta every other year and also benefits from having infants, primary and secondary schools.

Hurley is a popular riverside village which has a village shop, the Rising Sun pub serves food and the Olde Bell hotel has conference facilities.

There are good transport links. Twyford railway station is approximately 4 miles away and has an excellent mainline railway station with regular trains to Reading

and into London Paddington, with Crossrail linking East and West London. The A4 provides road links to the A404M linking the M4 and M40 to the east and also the A329M, linking the M4 and M3 to the west.

Schools

Crazies Hill Church of England and Knowl Hill Church of England, Primary Schools. The Piggott School Comprehensive in Wargrave which also has Sixth form. Private Schools in the area include The Dolphin School, Reading Blue Coat, Queen Anne's Caversham, The Abbey and Kendrick Grammar School.

Leisure

There are gym facilities and a pool at Castle Royle golf and country club, which is approximately 2 miles away. There are many footpaths and bridlepaths providing excellent walking, horse riding and cycling. Nearby Warren Row has a cycling cafe called Velolife, which offers eat-in and take-away services. River pursuits including boating with marina facilities at Wargrave. Local golf clubs include Castle Royle, Hennerton at Wargrave and Temple Golf Clubs.

Tenure - Freehold

Local Authority - Royal Borough of Windsor & Maidenhead

Council Tax Band - G

Services - Mains gas, mains electricity, water and private drainage



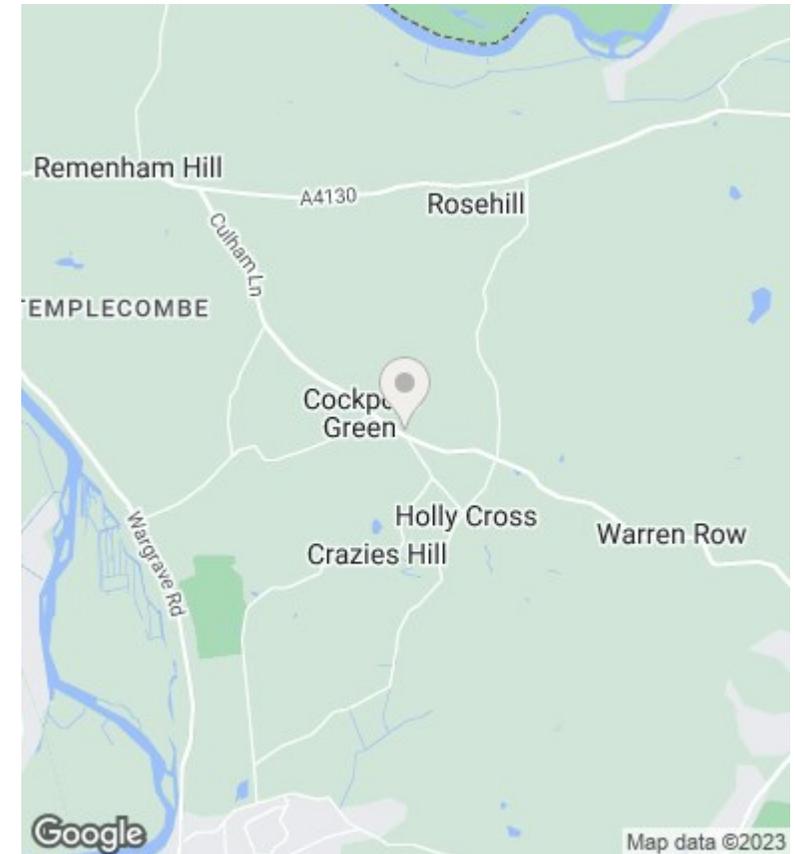


Cockpole Green, Wargrave, Berkshire, RG10 8NT

Approx. Total Area: 171.6 m² ... 1847 ft² (excluding balcony)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



Directions

Leave Henley over the bridge and proceed up White Hill. Continue through the village of Remenham Hill passing the petrol filling station on the left. Just as you exit the village turn right into Culham Lane and continue for 1.2 miles, where Willowgate will be found on the left, just past the fork to Craziess Hill.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	