



**OLD BATH ROAD, SONNING-ON-THAMES, READING, BERKSHIRE, RG4 6TA
OFFERS IN EXCESS OF £800,000 FREEHOLD**

**A CHARMING FOUR BEDROOM EDWARDIAN ARTS &
CRAFT STYLE DETACHED FAMILY HOME IN THIS
FAVOURABLE LOCATION FOR SALE WITH NO CHAIN**

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DESCRIPTION:

This delightful four bedroom characterful family home is being sold for just the second time since it was built in 1936 with the current owners residing here since 1972. Set on the highly sought after road in Sonning, The property is situated under three miles from both Reading and Twyford train stations with their direct links to London Paddington. The A4 & A329M/M4 are also easy to reach by car. The property is walking distance to Sonning Primary, Blue Coat School, Sonning Golf Club, the village centre and the River Thames making this an ideal family home.

Designed by the renowned designer and developer Sidney Paddick the property is built in the 'Arts and Craft' style and retains many original feature including, a couple of fabulous fire places, panelled doors, stripped wooden floors and wonderful bay windows. Occupying a generous plot the property has gardens to both the front and rear.

The front garden is walled with parking for several cars. The ground floor living accommodation comprises a cosy living room with a bay window and fireplace, a study/family room, formal dining room, again with a bay window and a lovely country style kitchen/breakfast room. There is a WC and utility room with a shower set behind the garage which has wooden double doors to the front and is also accessible from a small courtyard off the main house. On the first floor there are four bedrooms, two with bay windows, one overlooking the front lawn and other the rear garden, a family bathroom and separate toilet. This lovely property which has served as a family home for many years is ready to be passed on to new owners to enjoy it as it has been for many years by the current proprietors.

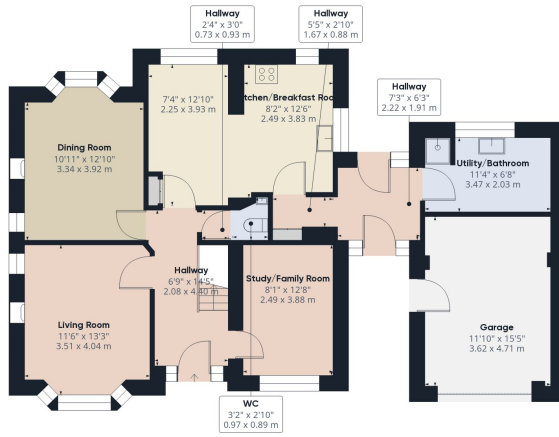
AT A GLANCE

- A Four Bedroom Detached Family Home
- Large Plot with Front and Rear Gardens
- Walled and Gated Front Garden
- Three Reception Rooms
- Country Style Kitchen/Breakfast Room
- Ground Floor Shower and Utility Room
- Garage and Ample Driveway Parking
- No Chain

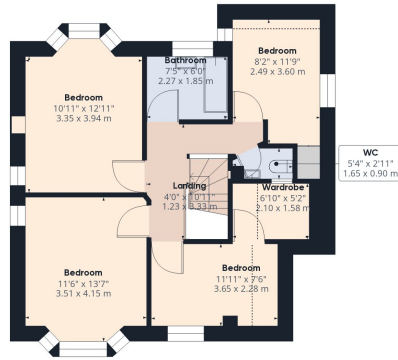








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1694.89 ft²
157.46 m²

Reduced headroom

48.22 ft²
4.48 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

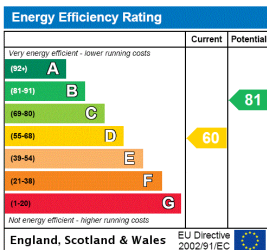
Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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