



**OLD BATH ROAD, READING, RG4 6GA
OFFERS IN EXCESS OF £1,000,000 FREEHOLD**

AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME IN THIS HIGHLY SOUGHT AFTER ROAD IN SONNING

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DESCRIPTION:

This superb four bedroom family home set in this highly sought after location in the desirable village of 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 corridor 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. The property has been extended with the original home believed to date back to the 1930s. On the ground floor there is a grand entrance hall which doubles up as a home office, a spacious living room with a wood burner and which has been extended with double doors opening into the garden. There is a formal dining room and a wonderful kitchen/breakfast with granite worktop and an island perfect for casual family dining. There is a utility room off the kitchen and a wc completes the ground floor. On the first floor there are four bedrooms. The master bedroom suite has dual aspect windows and a contemporary en-suite shower room. A family bathroom completes the first floor. A lovely landscaped garden surrounds the property and there is a detached double garage with driveway parking in front of and a partially converted roof space perfect for storage. The property further benefits from underfloor heating to the kitchen and both bathrooms. This delightful home has been well maintained by the current owners and has served them as their family home for many years and is now ready to be passed on to a new family.

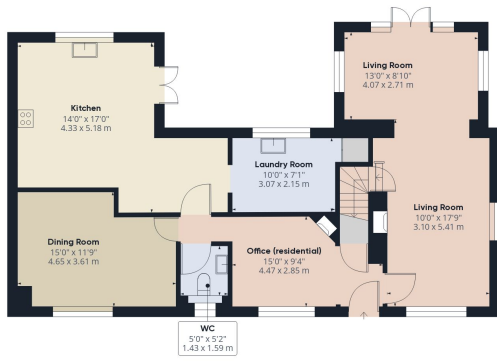
AT A GLANCE

- Four Bedroom Detached Family Home
- Spacious Lounge
- Formal Dining Room
- Kitchen/Breakfast Room & Utility Room
- Master Bedroom with Contemporary En-Suite Bathroom
- Family Bathroom
- Landscaped Gardens
- Detached Garage





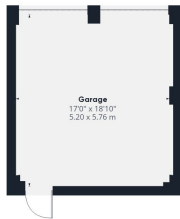




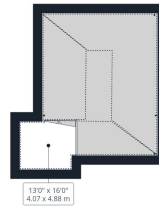
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾
2198.85 ft²
204.28 m²

Reduced headroom
258.76 ft²
24.04 m²

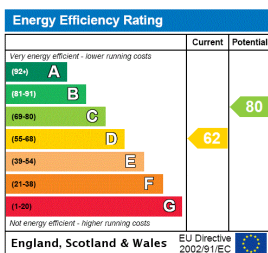
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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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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