



Carvell House, Playhatch Road, , RG4 6TU

£1,250,000

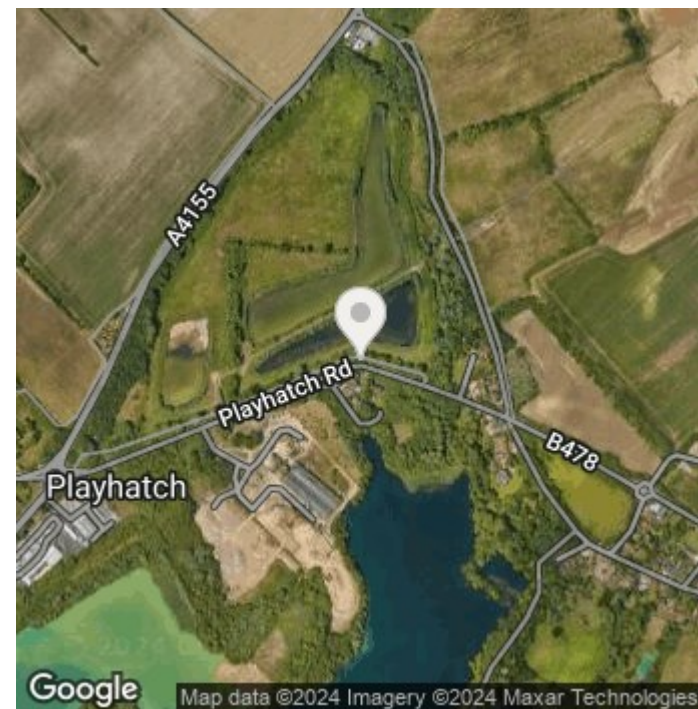
Carvell House is a delightful period semi-detached cottage enjoying an idyllic setting in Sonning Eye, a hamlet opposite Sonning-on-Thames. Standing on a total plot approaching 0.9 acre, the house is set back from the road with a gated driveway approach and flanked by south-facing gardens and the separate paddock. The 4 bedroom house has been subject to a comprehensive and sympathetic refurbishment with extensions that now incorporate generous living accommodation. The attention to detail coupled with a high standard of finish which incorporates reclaimed oak flooring, replaced sash windows, new external doors and underfloor heating. The fitted Neptune kitchen connects to a family room and the dining room divided by a double-sided wood burner and 3 sets of doors opening to the garden. There are 2 further reception rooms, the living room features a modern wood burner with doors opening to the private rear garden with an outside slipper bath with shower. Situated to the front of the cottage is a timber clad detached two storey barn that has the potential for use as an annex or for investment.





- Period cottage in delightful village address with paddock and private gardens
- 4 Bedrooms, principal & guest with en suites
- Open-plan layout with 3 reception rooms; Wood burning stoves
- Kitchen with central island overlooking private grounds
- Separate detached 1 bedroom dwelling with spiral staircase & wood burner
- Gated driveway with double garage & ample parking

Council tax band E
Council- South Oxfordshire







Garden & Paddock

The gardens are a particular feature and incorporate a paved patio that skirts the front of the property and leads to a lawned garden enjoying a high degree of privacy with a conifer hedgerow and enclosed by a post and rail fence. There is a further patio at the side of the barn and the gardens extend to the rear of the cottage with another patio area and an outdoor slipper bath and shower. The paddock is enclosed by a post and rail fence and hedgerow with a gated access from the driveway.

Parking

Electric gates with intercom system open to a gravel driveway which is flanked on one side by the garden and the other by the paddock and forks slightly to the detached barn and the double timber framed garage with roller doors and an adjoining storage area. The first section of the driveway has a right of way granted to Thames Water to access and maintain their plant equipment for the pumping station.

Barn

The timber clad barn has an open-plan living room with a wood burner and a well-equipped kitchen area, a wet room shower and the spiral staircase leads to a double bedroom.

EPC rating- D

A copy of the EPC can be found on the below link

<https://find-energy-certificate.service.gov.uk/energy-certificate/2437-5829-3009-0325-6292>

Additional information:

Parking

The property has a gravel driveway with parking for multiple vehicles with a detached double garage.

Part B

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric underfloor to the ground floor and panel heaters to the first floor rooms

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Part C

The driveway to the property is subject to a Right of Way, the arrangements are that Thames Water have a right of access over the first section of driveway to maintain their pumping station plant

The barn has a certificate of lawful use to be used as a separate dwelling. For further information please check the South Oxfordshire Council planning portal, planning reference: P23/S3939/LDE

Flooding

We understand the area around Carvell House has a very low risk of surface water flooding but there is a high risk of flooding from rivers. This information is not specific to Carvell House and for further information please check the gov.uk website "long term flood risk"

Local Information

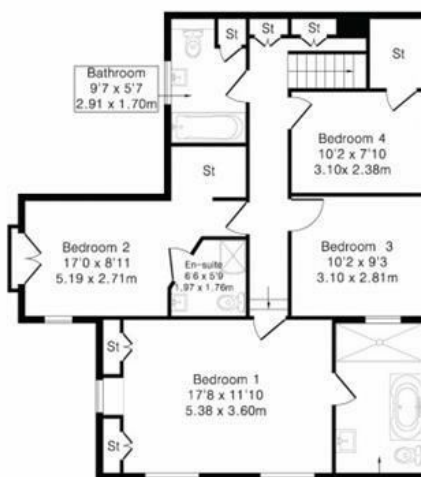
Sonning Eye is linked to Sonning village by crossing Sonning bridge combined with Sonning backwater bridges and is within a short walk to fine dining at The French Horn, the Mill Theatre and the Bull Public House. There are a good choice of state and private schools including Blue Coat School, Shiplake College and Queen Anne's for Girls. There are also excellent road and rail links with the M4 and mainline stations at Twyford and Reading.



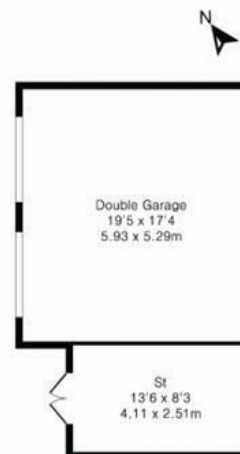
Approximate Gross Internal Area 2938 sq ft – 273 sq m
 Ground Floor Area 1131 sq ft – 105 sq m
 First Floor Area 843 sq ft – 78 sq m
 Annex Ground Area 452 sq ft – 42 sq m
 Annex First Area 336 sq ft – 31 sq m
 Garage Area 176 sq ft – 16 sq m



Ground Floor



First Floor



Garage



Annexe Ground Floor



Annexe First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.