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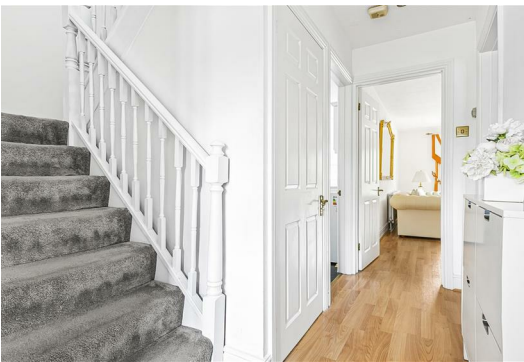


The Beeches, Bath Road, Sonning, RG4 6TB

£950,000

This detached family home is situated in Sonning village and is ideally positioned for local amenities and leisure facilities and is within walking distance of Sonning primary school. Approached via an electric gated driveway that provides ample off-road parking, the property further benefits from an established 100' private garden. The 4 bedrooms are complimented by en suites to the principal and guest rooms. Downstairs, there are 2 generous reception rooms alongside a fitted kitchen. The location is ideal for Sonning golf course and is convenient for business parks with excellent transport links via the M4 motorway and Twyford station. The property is within the Charvil Piggott primary and secondary school catchment areas.





- 4 bedrooms, principal and guest rooms with en suites
- Living room with fireplace and patio doors to the garden
- Dining room
- Gated driveway with parking for multiple vehicles
- Private garden
- Walking distance to Sonning Primary school



Council tax band E
Council- Wokingham





Garden

Extending in excess of 100' the garden is predominantly lawned with a paved patio skirting the rear of the house and there are mature laurels on each side boundary.

Additional information:

Parking

The property has an electric gate which opens to a driveway providing parking for multiple vehicles with a single garage.

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

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”

Sonning Local Information

Excellent transport links are provided via Junction 8/9 and 10 of the nearby M4 motorway, allowing easy access to Heathrow Airport (26 miles), as well as the popular nearby towns of Reading (3.5 miles), Henley (7 miles), Maidenhead (15 miles) and Windsor (20 miles), where shopping, leisure and recreational facilities are plentiful. Mainline Reading station is close by with fast trains to Paddington (from 27 minutes) and the Elizabeth Line with trains to Liverpool Street. This area is also well served with private schools at junior and senior level, including The Abbey School, Crosfields, Kendrick School, Reading Blue Coat, Reading Grammar School, Shiplake College and St Joseph's College.

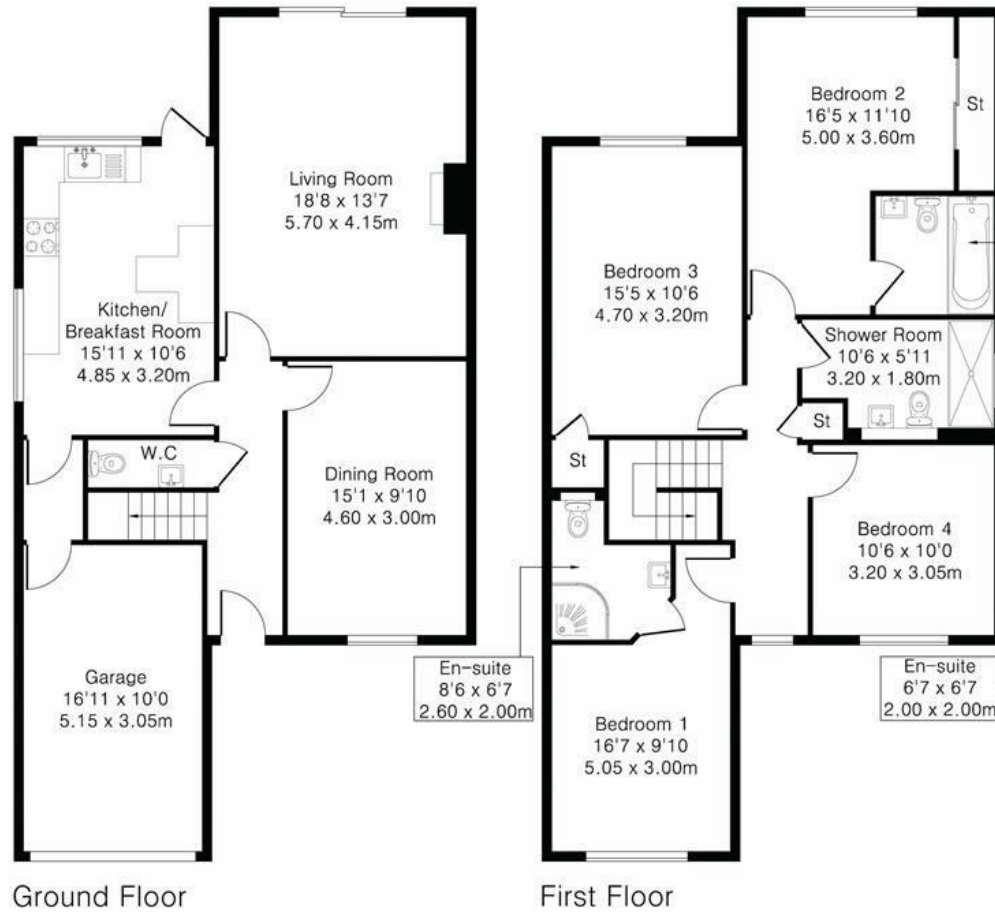


Approximate Gross Internal Area 1742 sq ft - 162 sq m

(Including Garage)

Ground Floor Area 871 sq ft – 81 sq m

First Floor Area 871 sq ft – 81 sq m



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	81
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.