



# ACREFIELD

CHARVIL LANE • SONNING • RG4 6TH •

**HASLAM'S**  
1838  
COLLECTION





## INTRODUCING ACREFIELD

SONNING • RG4 6TH

£1,995,000

Constructed by Elegant Homes, a renowned Berkshire developer specialising in unique luxury properties, this home is truly exceptional for family living.

The entrance hall leads to the expansive open-plan kitchen/dining/family room, undoubtedly the heart of this stunning home, and features luxurious cabinetry, Silestone work surfaces, and premium NEFF appliances as well as a Rangemaster electric oven and hob.

A built-in larder, American-style fridge/freezer, wine cooler, and Quooker boiling water tap enhance the kitchen's practicality, while the central island with a breakfast bar offers an ideal spot for casual meals. Double doors open to the private garden, seamlessly blending indoor and outdoor living with countryside views.

The sitting room is equally captivating, featuring a charming log burner and fireplace as focal points,

creating a cosy ambience for relaxing evenings.

A private study, cloakroom, and utility room complete the ground floor.

Upstairs, the master bedroom is a true retreat, featuring an ensuite bathroom and a separate, enviable dressing area. Three additional double bedrooms come with bespoke wardrobes. Bedroom 2 also includes an ensuite, and the family bathroom is equally impressive, showcasing Roca sanitaryware and elegant porcelain tiles.

Set back from the main road the property enjoys a quiet location and is accessed via a private drive leading to a garage and parking. Acrefield is located in the desirable village of Sonning, just a stone's throw from the River Thames. It provides easy access to London and Reading, offering a high-class, relaxed lifestyle away from the hustle and bustle, yet close enough when you desire it.





# IN A NUTSHELL

Bedrooms	4	Reception Rooms	3
Bathrooms	3	Off-road parking	4
EV Charger	1	Garage spaces	1







Master bedroom with  
spacious dressing area





High quality  
appliances







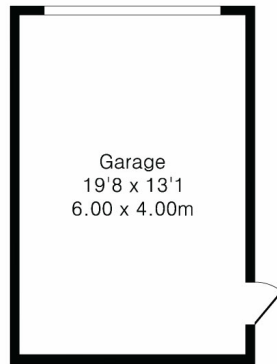


Open plan living  
and kitchen space









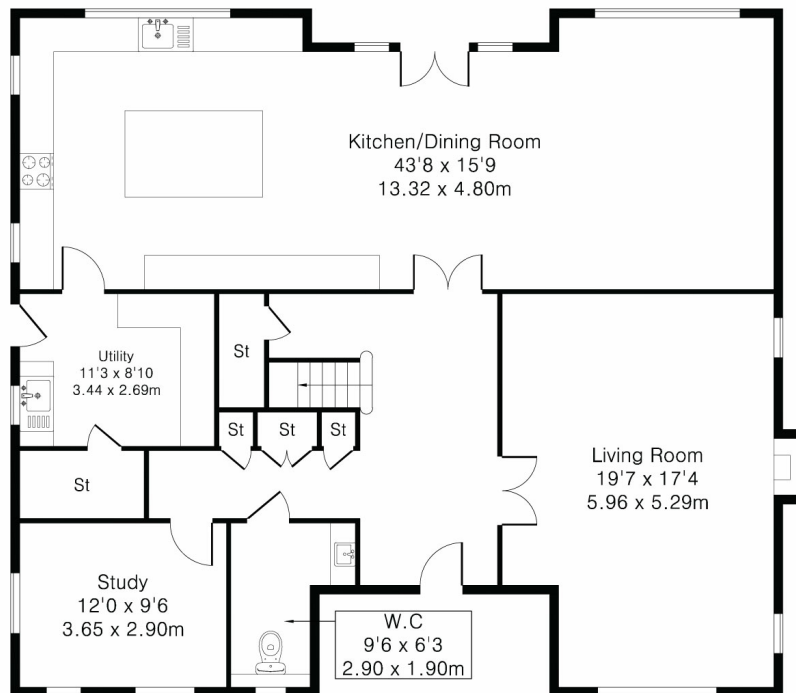
Garage

## Approximate Gross Internal Area 3390 sq ft - 315 sq m

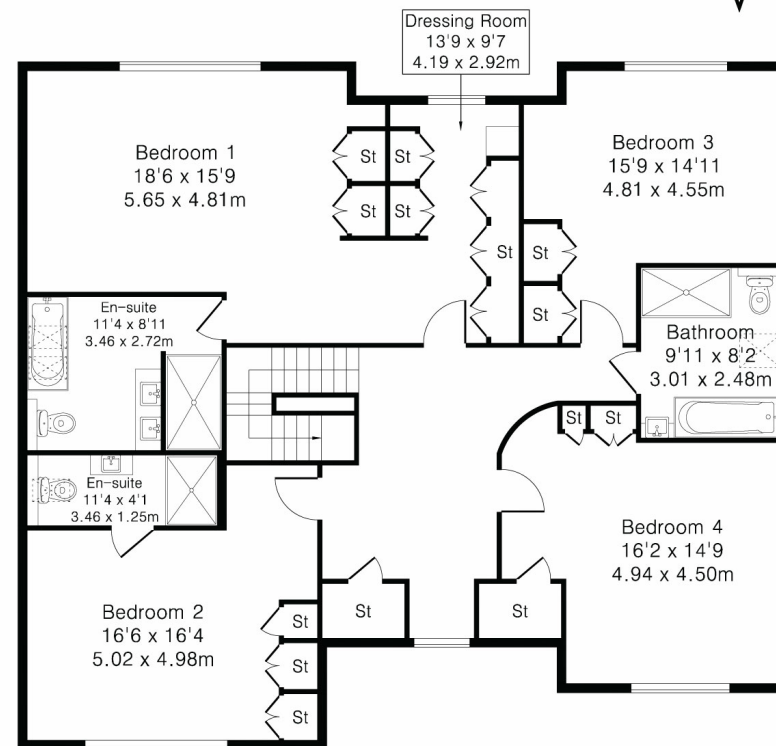
Ground Floor Area 1587 sq ft – 147 sq m

First Floor Area 1545 sq ft – 144 sq m

Garage Area 258 sq ft – 24 sq m



Ground Floor



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.





## ADDITIONAL INFORMATION:

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### **Parking**

The property is set back from the main road and is accessed via a private drive which has a garage and space for additional parking. There is one other house within this development.

### **Services:**

Water: Mains supply

Drainage: Mains supply

Electricity: Mains supply

Heating: Air Source Heat Pump

**Broadband Connection:** We have been informed by the developer that a superfast broadband connection (Fibre To The Premises) is to be installed. For an indication of specific speeds and supply of broadband, we recommend potential buyers go to the Ofcom website "Broadband and mobile coverage checker", [www.ofcom.org.uk](http://www.ofcom.org.uk)

**Mobile phone coverage:** The developer is unaware of any signal coverage issues, however we recommend potential buyers check via Ofcom's website [www.ofcom.org.uk](http://www.ofcom.org.uk)

The property is currently awaiting building control sign-off, this will follow completion of the property.

We have been informed by the developer that there is a Right of Way to the rear of the garden.





# AREA GUIDE SONNING

## Transport

Sonning is ideally situated near major road networks, with the M4 motorway just a 15-minute drive away, offering convenient access to London, Heathrow Airport, and the West Country. The A4 connects Sonning to Reading and Maidenhead, making trips between local towns easy.

While Sonning doesn't have its own train station, nearby Twyford and Reading stations provide excellent rail links. Twyford (a 10-minute drive) is on the Elizabeth Line, offering fast services to London Paddington (in under 30 minutes) and central London.

## Schooling

Families in Sonning have access to some of the most prestigious schools in the region, making the village particularly attractive for those seeking a top-tier education. Schools include Reading Blue Coat School, The Abbey School and Shiplake College. For younger children, Sonning CE Primary School is a highly regarded primary within the village.

## Dining

Sonning is renowned for its high-quality dining options, with a selection of top-rated restaurants. The Coppa Club at The Great House offers stylish all-day dining in a chic, relaxed setting, perfect for everything from leisurely breakfasts to celebratory dinners, with riverside terraces, and cosy interiors.





# HASLAMs

## 1838

COLLECTION

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