



# CARVELL HOUSE

PLAYHATCH ROAD • SONNING EYE • RG4 6TU

**HASLAM'S**  
1838  
COLLECTION



INTRODUCING  
**CARVELL HOUSE**

SONNING EYE • RG4 6TU

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**£1,100,000**

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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 acres, the house is set back from the road with a gated driveway approach and flanked by south-facing gardens and a separate paddock.

The 4-bedroom home 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 includes 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 out 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 which features an outside slipper bath with shower.

Situated to the front of the cottage is a timber-clad detached two-storey barn that offers potential use as an annexe or investment opportunities.

Sonning Eye is linked to Sonning Village by crossing Sonning Bridge combined with Sonning backwater bridge.





## IN A NUTSHELL

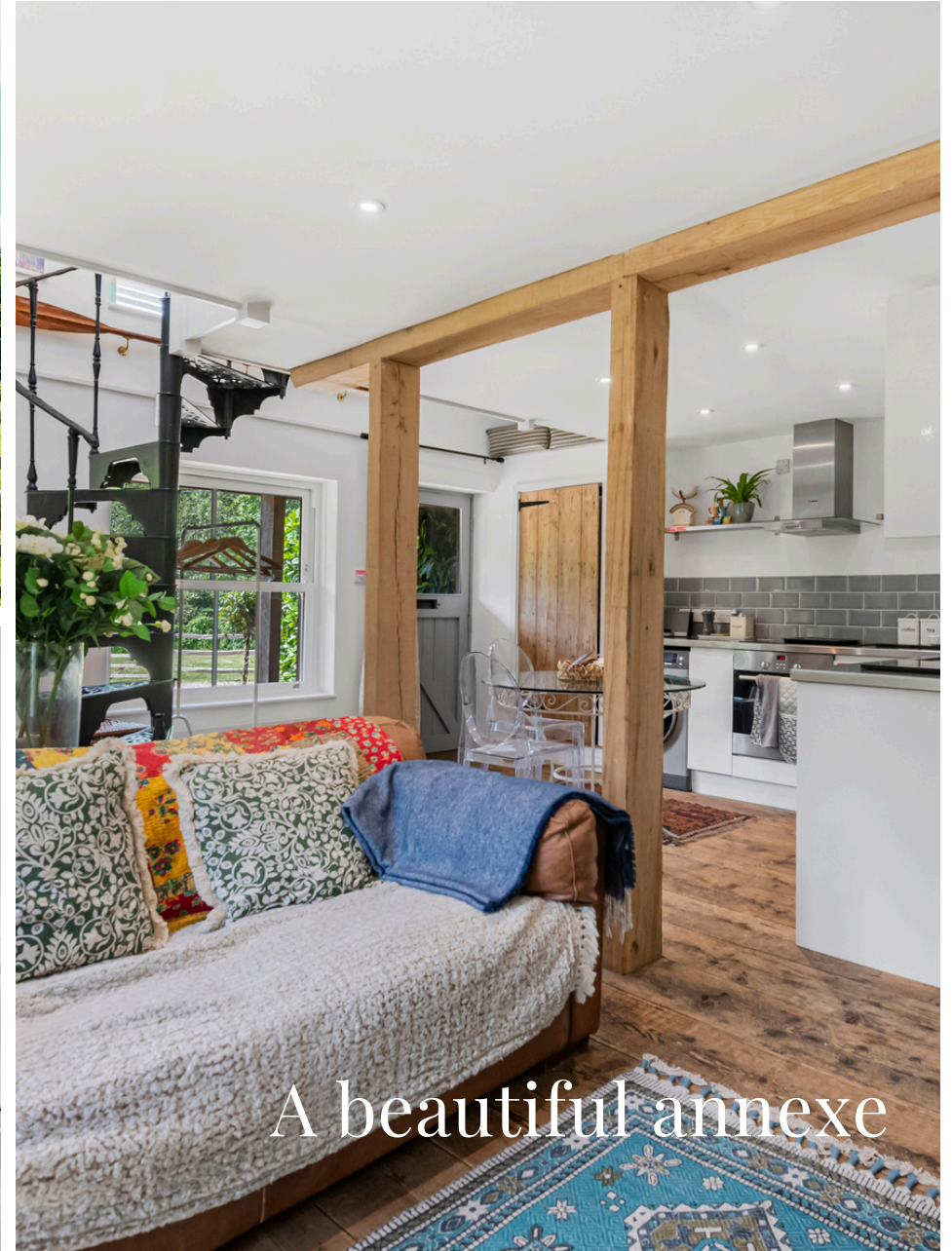
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Bedrooms	5	Reception Rooms	4
Bathrooms	4	Garage Spaces	2





Traditional features



A beautiful annexe



## THE OWNER'S STORY

Living at Carvell House has been an absolute joy for us. The combination of period features and modern updates has created a home that has both character and comfort. We love the open-plan flow of the downstairs space, especially the Neptune kitchen and wood burners, which help it feel like a real family home.

The location is fantastic, with easy access to Reading station for commuting and the Thames footpath offering scenic walking routes right from our doorstep. The grounds and gardens provide much space to enjoy, and the gravel driveway with electric gates offers plenty of parking.

One of the standout features for us has been the detached annexe, which has served as both a great AirBnB income source and a flexible space for visitors. It would also work brilliantly as an office or gym. The double garage and additional outdoor storage have been incredibly useful too.



Extensive  
outdoor space

Nestled in the Berkshire countryside

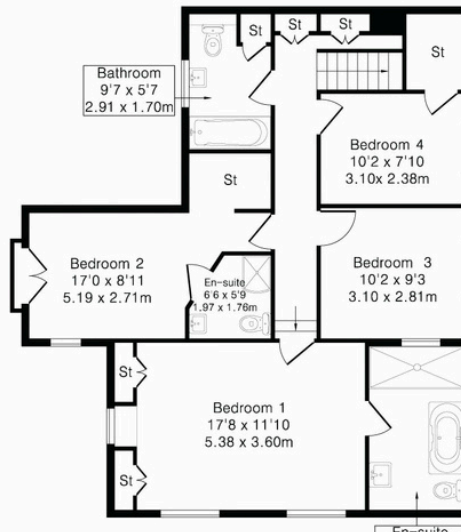




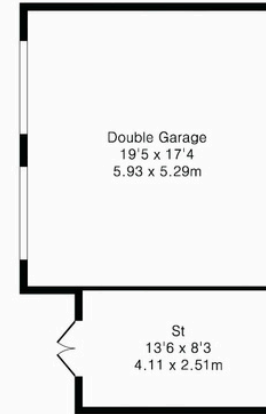
Approximate Gross Internal Area 2938 sq ft – 273 sq m  
 Ground Floor Area 1131 sq ft – 105 sq m  
 First Floor Area 843 sq ft – 78 sq m  
 Annex Ground Area 452 sq ft – 42 sq m  
 Annex First Area 336 sq ft – 31 sq m  
 Garage Area 176 sq ft – 16 sq m



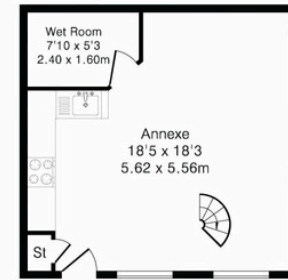
Ground Floor



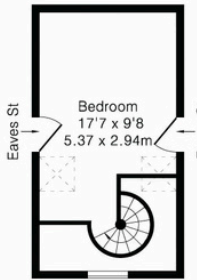
First Floor



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.



## ADDITIONAL INFORMATION:

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### Parking

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

### Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

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

### Broadband Connection:

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 visit the “Broadband and mobile coverage checker” page on the Ofcom website

### 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



# AREA GUIDE SONNING-EYE

## 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

Haslams Estate Agents Ltd  
159 Friar Street, Reading, Berkshire RG1 1HE  
0118 960 1000 | [sales@haslams.net](mailto:sales@haslams.net) | [haslams.net](http://haslams.net)

