



OLD BATH ROAD
SONNING • RG4 6SZ

HASLAM'S
1838
COLLECTION



INTRODUCING

OLD BATH ROAD

SONNING • RG4 6SZ

£1,650,000

This beautiful Paddick-built home is located on one of Sonning's most sought-after roads on a total plot of 0.57 acres.

Approached via twin electric gates and a sweeping gravel driveway, this impressive property sits back from the road and is thoughtfully designed across two spacious floors.

The downstairs features a dual-aspect living room which retains classic features including an original brick fireplace and diamond leaded windows.

The kitchen is complemented by an additional reception room which could be used as a breakfast room—an ideal spot for casual dining, whilst a separate dining room creates a space for formal dining. Both the living room and dining room offer extensive views over the garden.

An additional reception room provides a flexible living space, ideal for use as a home office or games room. A cloakroom and store complete the ground floor.

Upstairs, there are five bedrooms, providing ample space for a growing family. The principal bedroom enjoys an ensuite and a private dressing room.

The property is perfectly located for Reading Blue Coat School and a superb range of nearby leisure options, including Sonning Golf Club and local rugby, hockey, and cricket clubs, all within walking distance.

Excellent transport connections include convenient access to major business parks, the M4, and Reading.



IN A NUTSHELL

Bedrooms	5	Reception Rooms	4
Bathrooms	2	Parking Spaces	8





Located in the idyllic village of Sonning

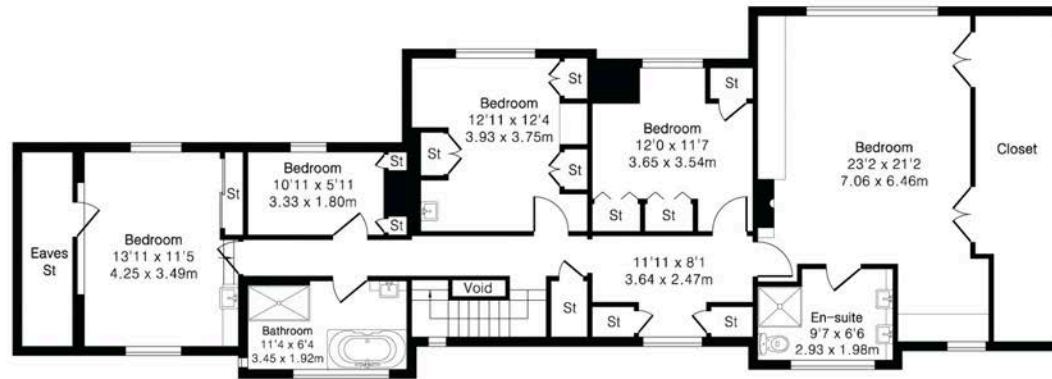




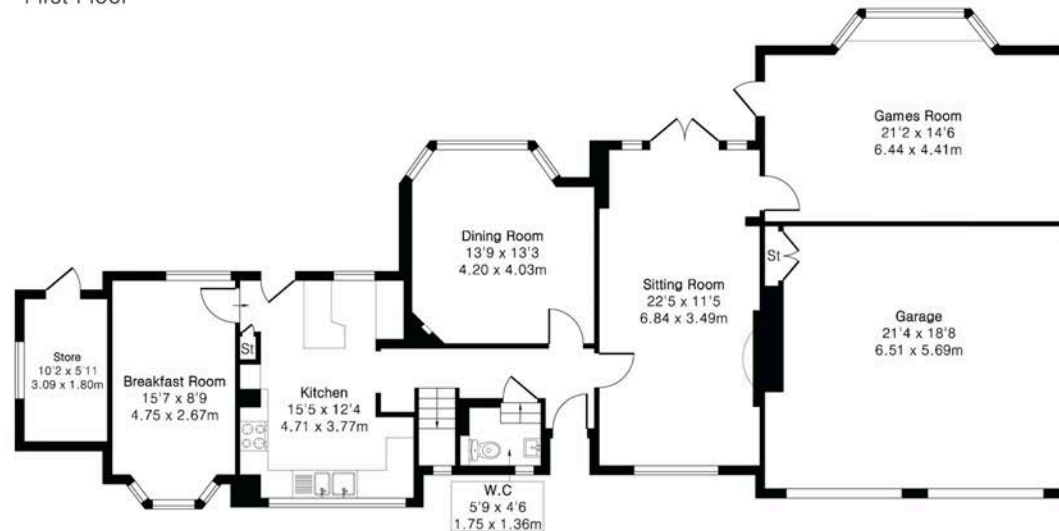
**Approximate Gross Internal Area 2944 sq ft - 274 sq m
(Including Garage)**

Ground Floor Area 1611 sq ft – 150 sq m

First Floor Area 1333 sq ft – 124 sq m



First Floor



Ground 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.

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ADDITIONAL INFORMATION:

Parking

The property has electric gates opening to a generous driveway with parking for multiple vehicles and a double garage.

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband Connection:

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



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.

The nearby Twyford and Reading train stations both 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 highly regarded within the village.

Dining

Sonning is renowned for its high-quality dining options, including Coppa Club at The Great House for all-day dining in a chic indoor and outdoor setting, the historic and picturesque Bull Inn for classic pub food, and The Mill at Sonning for dinner and theatre experiences



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