

**HASLAM**  
.net



The Ridings, 23 Old Bath Road, Reading, RG4 6SY

£1,950,000

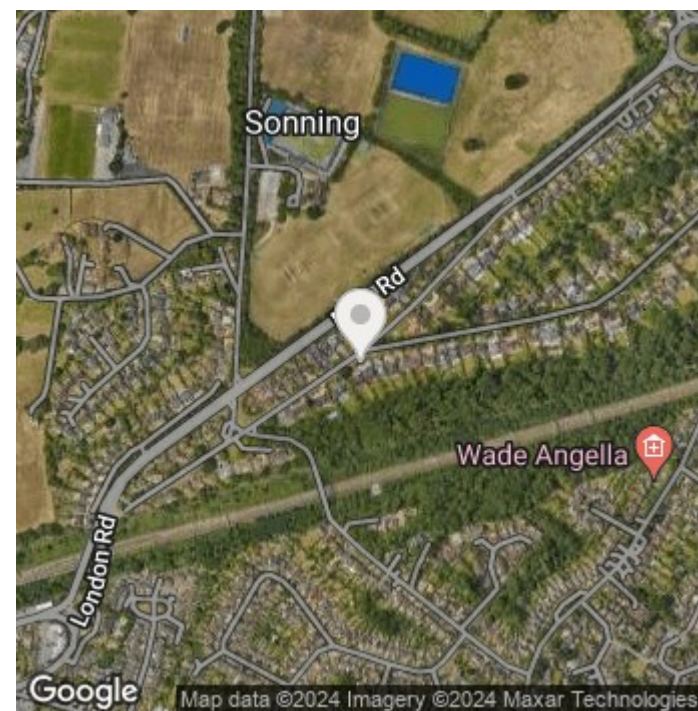
A fine family home located in one of Sonning's most sought-after addresses and stands on a total plot of 0.8 acre. The Ridings is set back from the road and approached via an 'in and out' driveway and enjoys well-kept established gardens with an area of private woodland. This impressive 5 bedroom family home has been improved and updated to a high standard and provides a total of 3929 square foot of well-planned accommodation and outbuildings. The location is ideal for leisure facilities and Reading Blue Coat School and Sonning Primary are within walking distance. Sonning village offers a range of restaurants, the Mill theatre, a public house and pleasant thameside walks. There are also business parks nearby as well as excellent transport links via M4 and both Reading and Twyford mainline station's within easy reach.





- Principal suite with south facing balcony
- Four further bedrooms, two with en-suite shower rooms
- Drawing room with log burning stove; archway to garden/games room
- Family room with double glazed doors opening to pool terrace
- Dining room and study
- Kitchen/breakfast room opens to family/dining room and enjoys a garden aspect
- Double garage; Private established garden with area of woodland
- Impressive entrance hall with vaulted ceiling and galleried landing

Council tax band G  
Council- Wokingham



Additional information:

Parking

The property has tarmac in and out driveway with parking for multiple vehicles leading to double 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):

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” ##

TPO

There is an area tree preservation order for the woodland area TPO

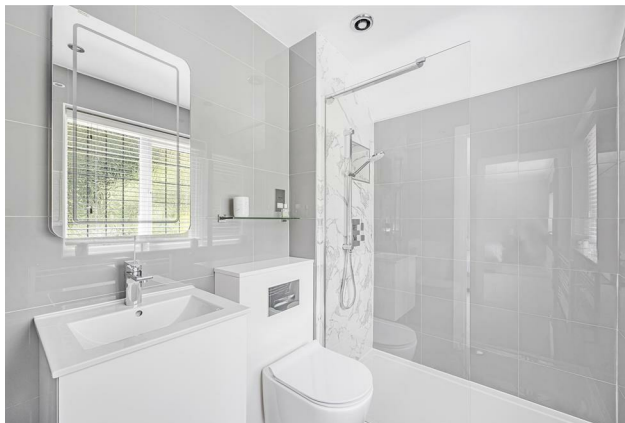
Ref: tpo-0029-1971 For further information please refer to Wokingham Borough Council tree map.

Part C

It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture used on the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

Garden

The south-facing gardens are a particular feature and enjoy a high degree of privacy and are ideal for entertaining and the growing family with an area of private woodland. The full width patio terrace has a pitched roof gazebo overlooking the swimming pool and leads on to the well-maintained lawned grounds. Shallow steps lead up to a summer house nestled in one corner which faces the house and pool area and is surrounded by well stocked shrub beds with an impressive array of specimen conifers which flank two pathways that leads up to the area of private woodland. The front gardens are set behind a low-level brick wall with railings and further specimen conifers with an area of shaped lawn and the carriage driveway.



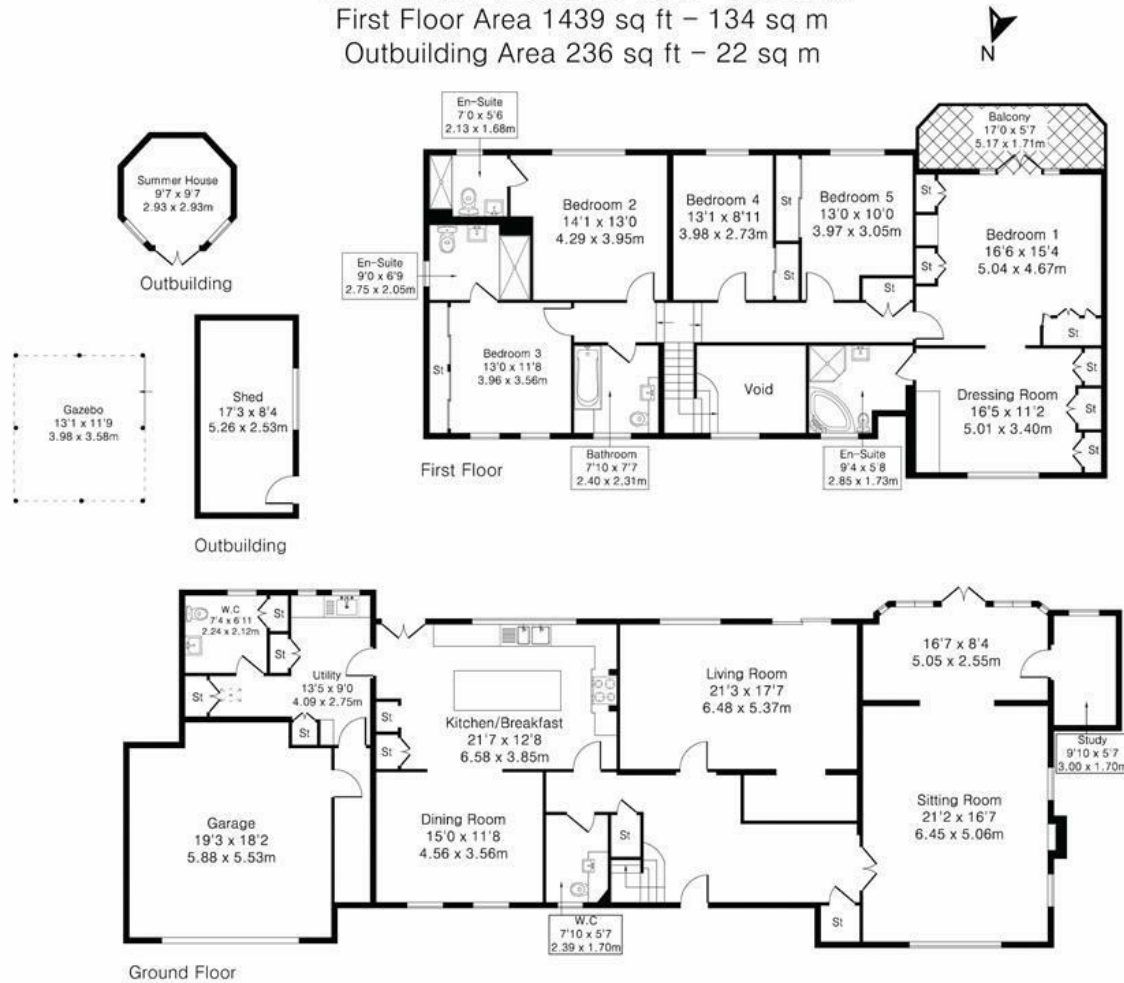
Approximate Gross Internal Area 3929 sq ft – 365 sq m

(Including Garage)

Ground Floor Area 2254 sq ft – 209 sq m

First Floor Area 1439 sq ft – 134 sq m

Outbuilding Area 236 sq ft – 22 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		79
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(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.