



Yew Tree Cottage, Thames Street, Sonning-on-Thames, RG4

Charming three-bedroom semi-detached cottage

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Overview

- THREE-BEDROOM PERIOD COTTAGE
- BEAUTIFULLY PRESENTED
- POTENTIAL TO ADD HOME OFFICE IN GARDEN
- NOT LISTED
- LARGE INGLENOOK FIREPLACE
- EXPOSED BEAMS THROUGHOUT
- LARGE SOUTH FACING GARDEN
- CELLAR PERFECT FOR STORAGE
- SOUGHT AFTER LOCATION
- CLOSE TO THE RIVER THAMES
- VIEWINGS HIGHLY ADVISED TO FULLY APPRECIATE WHATS ON OFFER!



We are delighted to offer to the market this charming three-bedroom semi-detached cottage situated in the pretty centre of Sonning-on-Thames. The cottage was built around 1580 and benefits from modern fixtures and fittings whilst retaining many original features such as vaulted ceilings, exposed beams, and an inglenook fireplace.



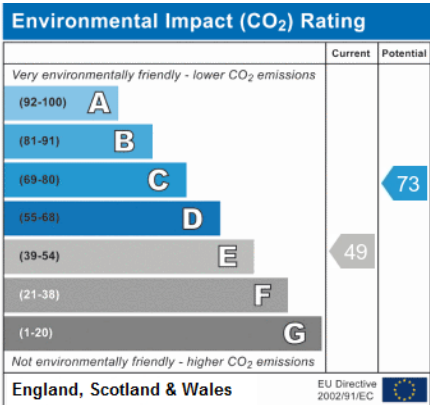
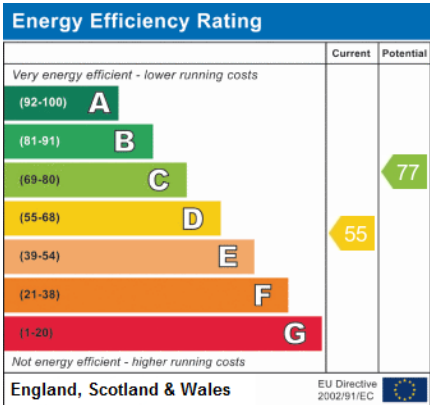
Property description

The current owners have kept the property in great condition and have refurbished it in many areas to ensure the property is maintained correctly. The property consists of entrance porch, perfect for hanging coats and storing shoes, leading to the study/second reception room that benefits from ample storage with a built-in cupboard. The study/reception room flows into the living room via an opening on the far side of the fireplace and consists of solid wood flooring, beamed ceiling, an inglenook fireplace with log burner and internal door to kitchen/breakfast room. The kitchen benefits from rear aspect and consists of matching eye and base level units, a window to the rear garden and opens into the dining room/conservatory. The dining room/conservatory consists of views of the garden and double doors to the garden patio, perfect for al fresco dining.



Property description continued...

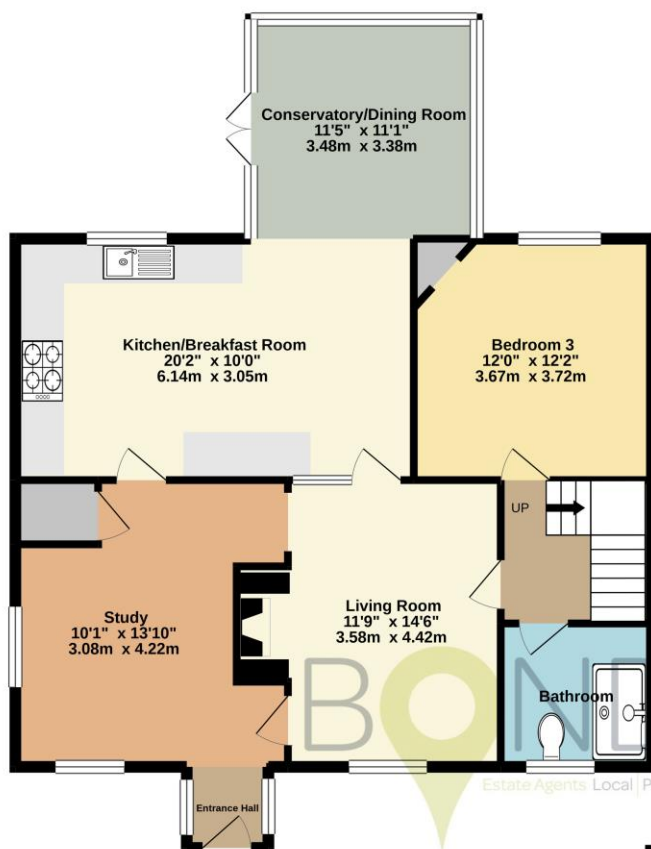
The ground floor also consists of a third bedroom to the rear with feature fireplace and downstairs shower room with white three-piece suite including a modern double walk in shower. The first floor consists of master bedroom with vaulted ceilings and exposed beams, second bedroom to the rear with ample storage by way of full-length built-in wardrobes and a fireplace that has been restored for use. There is a family bathroom with white three-piece suite including a modern standalone bath. Externally the property benefits from a private enclosed south facing rear garden with two tiers. There is a patio adjacent to the house with a seating area and steps down to the lawned area. From the lawned area are steps down to the cellar beneath the house. The garden benefits from mature shrub borders, well maintained lawn, and side access from the front of the house.



Location

The property is situated in the highly sought-after location of Sonning-on-Thames, a delightful village in Berkshire that offers lovely restaurants and pubs such as The Bull, French Horn and Coppa Club. There is a local village shop, the theatre and restaurant at The Mill and beautiful country walks. Schooling is well catered for in the local area with Sonning C of E primary school, the independent Blue Coat school, Piggott secondary and Sixth Form and many others further afield. The area offers links to the M4 and M40 to London as well as train links from Reading and the closer village of Twyford with links to London Paddington. The property is a short walk to the River Thames and the open countryside of the Chiltern Hills. Further shopping facilities can be found in the nearby towns and villages of Henley on Thames, Wargrave, Reading and Twyford.

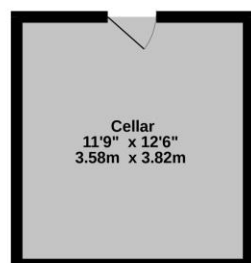
Ground Floor
994 sq.ft. (92.3 sq.m.) approx.



1st Floor
438 sq.ft. (40.7 sq.m.) approx.



Cellar
147 sq.ft. (13.7 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.