

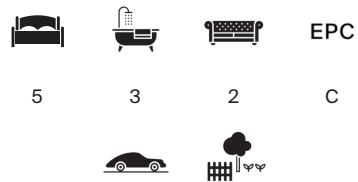


SONNING MEADOWS, SONNING



A DETACHED FAMILY HOME WITH SPACIOUS ACCOMMODATION

The house has been extended and developed to create a versatile stylish space. Located on the edge of the historic riverside village of Sonning situated on the banks of the River Thames.



Local Authority: Wokingham Borough Council

Council Tax band: G

Tenure: Freehold

Services: All mains services



THE PROPERTY

The house is entered via a large welcoming reception hall. To the left of the hallway is the living room, with a feature fireplace and a large window offering views over the front garden and double doors open into the dining room, and sliding doors provide access to the lovely garden and terrace. The kitchen lies adjacent to the dining room and benefits from a wide range of floor and wall units with a range of integrated appliances and views over the rear garden. Off the kitchen, there is a useful utility/laundry room with access to the garden. From the kitchen, the hallway flows back to the front of the house, the downstairs cloakroom with W.C. Upstairs there are three bedrooms with views over the garden on the first level. The principal bedroom suite overlooks the rear garden and benefits from a bathroom, a dressing room and fitted wardrobes. On the second level there is a double bedroom and bathroom.







GARDENS AND GROUNDS

The property is approached by a resin bound drive with parking for several cars. A path leads to the front door with attractive planting to one side and a seating area. Two side gates (one double wooden and one single wrought iron) provide access to the rear garden. At the rear there is a lovely terrace across the full width of the property, ideal for al fresco entertaining. The mature and well-tended garden is laid to lawn with numerous flowerbeds full of perennials, mature shrubs, plus apple, cherry, and silver birch trees. There is an attractive gazebo, seating area and a boules pitch. To one side of the garden the kitchen and fruit garden has a greenhouse and is stocked with a fig tree, raspberry canes, blackcurrant bushes as well as herbs.



SITUATION & DIRECTIONS

Sonning Meadows is located on the edge of the historic village of Sonning situated on the River Thames. This picturesque village provides lovely walks along the tow path, good pubs, restaurants and a theatre. Both Twyford (2.1 miles) and Reading (4 miles) provide extensive shopping facilities and fast commuter train links to London's Paddington Station and central London on the Elizabeth Line. The local area has golf, sport and health clubs, and good schooling is plentiful in both the state and private sectors, including the Reading Blue Coat School and a well regarded primary school within the village itself. Walking distance to Reading Blue Coats School, Reading Hockey Club, Reading Rugby Club and Berks Sports Club.

From Knight Frank Henley, leave on the A4155 towards Reading. After about 4 miles, turn left at the roundabout on to the B478 Sonning. Go past the Mill Theatre on the right, over the bridge and follow the road as it bears a sharp left. At the mini-roundabout, turn right on to Pearson Road. Follow this road until it becomes Sonning Lane and continue past Reading Blue Coat School on the right. After a few hundred yards, turn right on to Holme Park Farm Lane, passing the entrance to the rugby club. Turn left into Sonning Meadows, after a short distance take the first turning on the right, where the house is found at the end of the cul-de-sac.





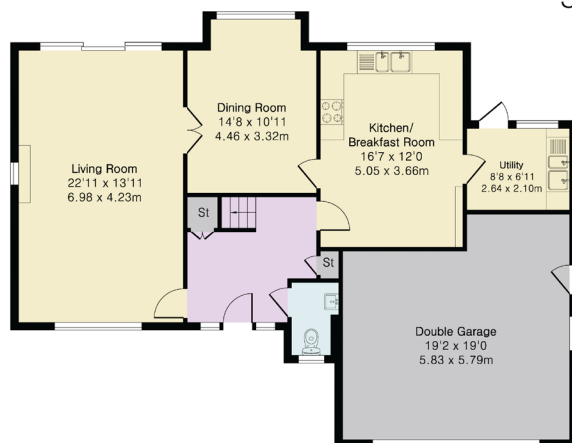


Approximate Gross Internal Area 2639 sq ft - 246 sq m

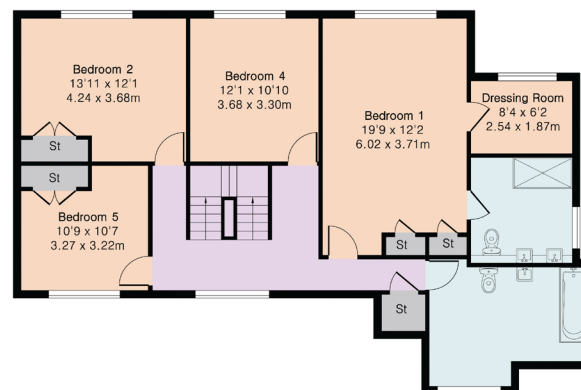
Ground Floor Area 1225 sq ft – 114 sq m

First Floor Area 1127 sq ft – 105 sq m

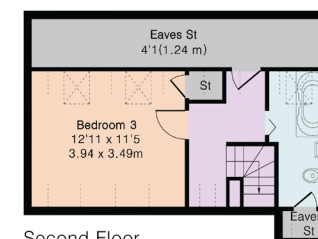
Second Floor Area 287 sq ft – 27 sq m



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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