



HIGH STREET, SONNING-ON-THAMES, RG4







# A SUPERB GEORGIAN HOUSE IN THE HEART OF SONNING

The property has been sympathetically renovated by the current owners to create a stylish home which retains all of its period elegance and charm with the benefit of modern fixtures and fittings.



Local Authority: Wokingham Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, gas and water.

**Guide price: £2,750,000**

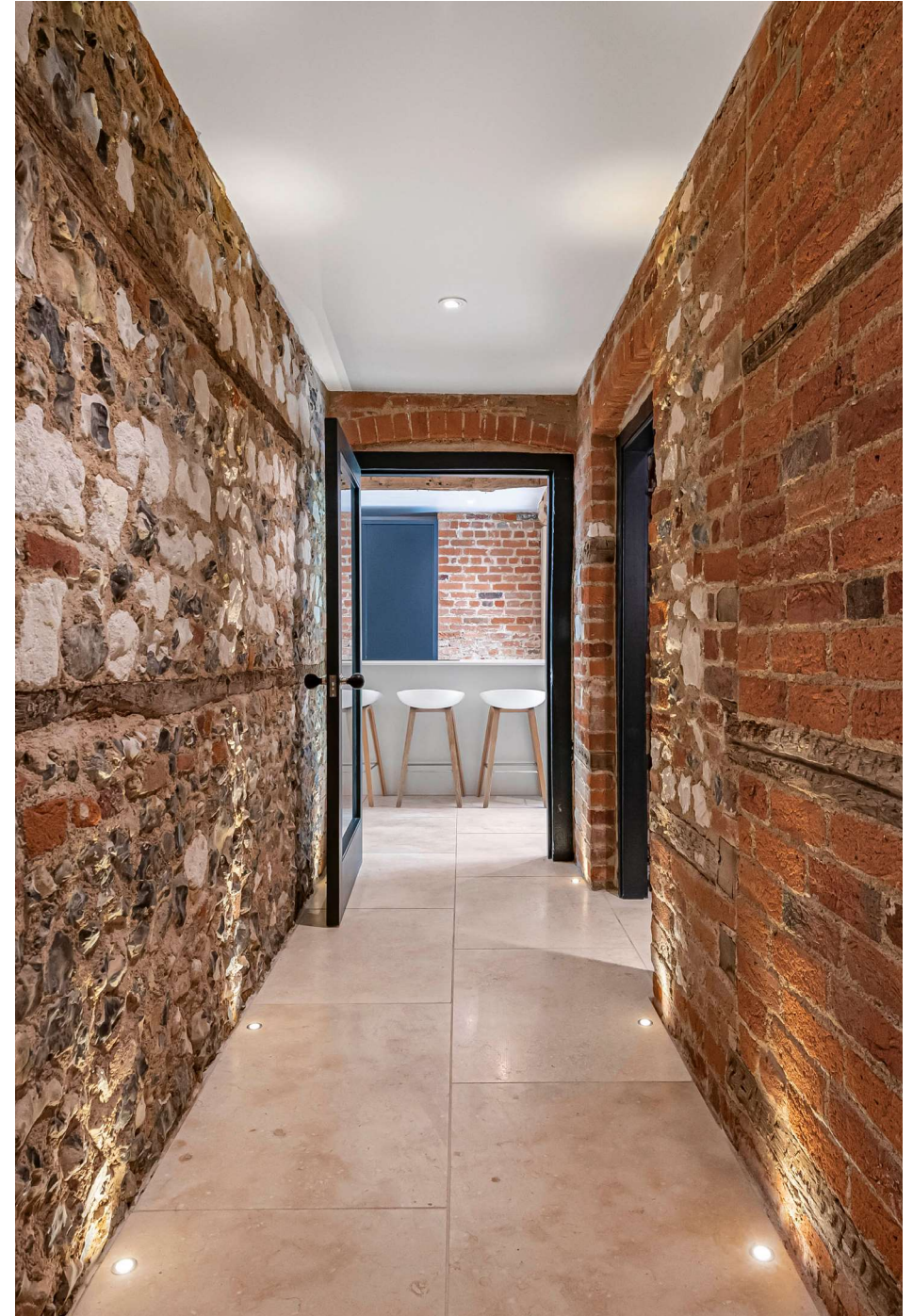


## THE PROPERTY

Built in the classical Georgian style, the property features symmetry, high ceilings, and large sash windows that fill the well-proportioned rooms with natural light.

The house is arranged over three floors. The ground floor entrance hall leads to four reception rooms, along with stairs that connect to the kitchen and first floor. Both the drawing room and dining room boast attractive solid oak parquet flooring and open fireplaces. The family room offers a range of fitted storage, while the study overlooks the rear garden.

One of the highlights of the White House is the fantastic contemporary kitchen/breakfast room located on the lower ground floor.

















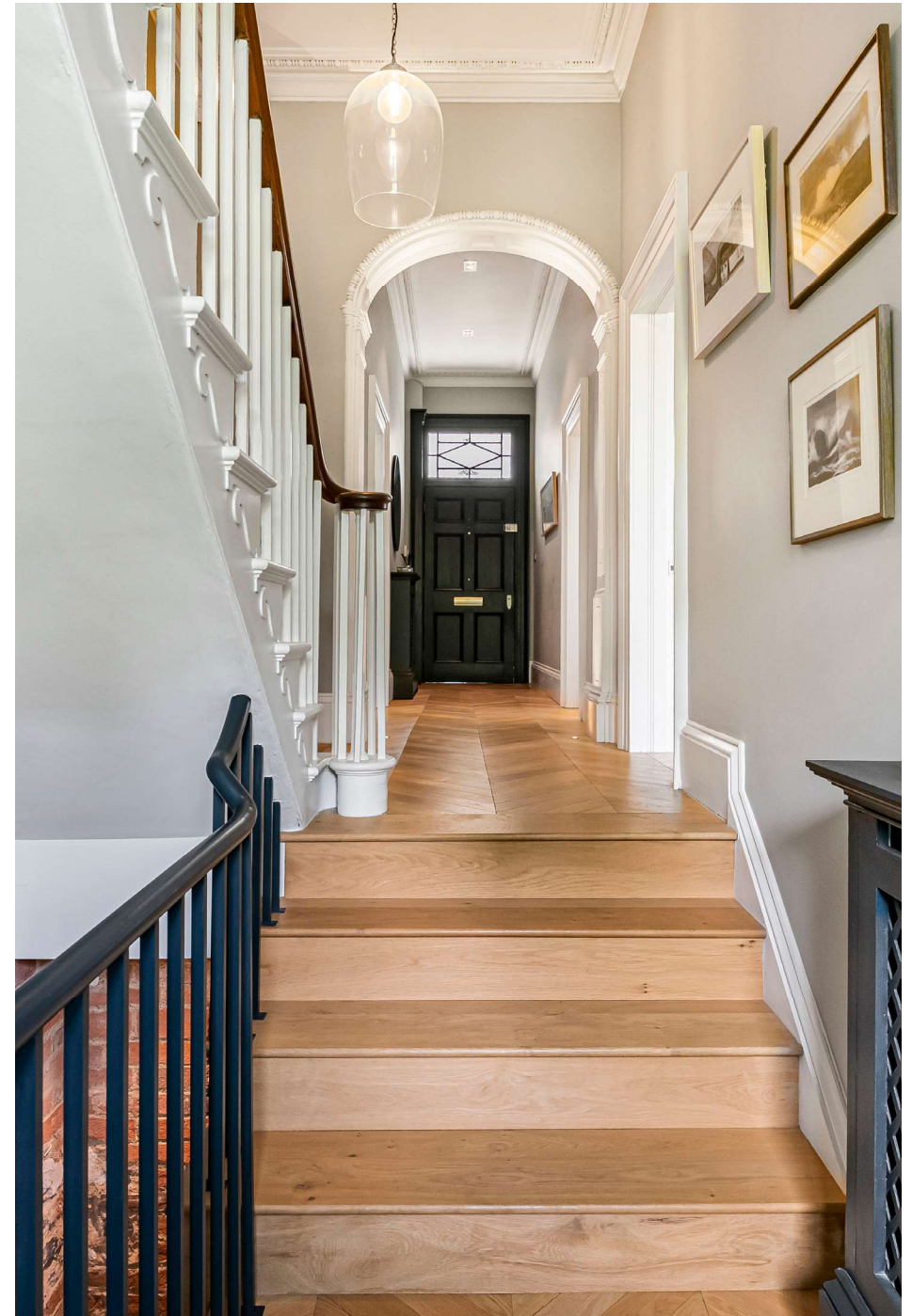
## THE PROPERTY (CONTINUED)

The kitchen, with a mixture of exposed beams and brickwork, includes a range of floor units and integrated appliances such as a dishwasher, double oven, microwave, induction hob, and fridge/freezer. There is ample space for a dining table, with doors that open on to the patio. The lower ground floor also features a utility room, a snug/gym, and a wine cellar. There is also underfloor heating throughout the lower ground floor.

On the first floor, you will find a spacious principal bedroom complete with fitted wardrobes and an en suite bathroom, along with three additional bedrooms, a family bathroom featuring a standalone bath and a separate shower room.

The property includes a separate one bedroom, self-contained annexe above the garage, which has its own private entrance. There is currently a planning application in place to provide an additional access point from the main house and an indoor swimming pool.

The house has CAT6 cabling throughout and SMART home features - Control4 for lighting, speaker system, thermostats and the entrance gate with video.











## SITUATION

The White House sits centrally in the quintessentially British picturesque village of Sonning, with the River Thames running through it, and has a great community feel with The Bull Public House, The Mill Theatre, the Church and the Berkshire Cricket and Hockey Clubs. Twyford village centre is a short distance away with a variety of local shops and an excellent Waitrose, the larger town of Reading is just 6 miles to the west with its many shops, bars and restaurants. The local area has some fine schools, including Bluecoat within walking distance and Queen Anne's in Caversham, Shiplake College and Reading School.

There are mainline railway stations in Reading and Twyford, with fast services to London in under 30 minutes and connections to the Elizabeth Line. The M4 junction 10 is approximately 6 miles away, providing access to Heathrow and other motorway networks.

DIRECTIONS (RG4 6UP)

what3words ///secretly.marinated.vacancies









## GARDENS

At the front of the property, there is a gated driveway with parking for several cars and access to the double garage. The lawned garden is bordered by metal railings and includes a path leading to the front door.

The rear garden is primarily laid to lawn, with beautifully planted flowerbeds and a variety of mature trees and shrubs, all enclosed by attractive brick walls that enhance privacy. An inviting seating area is accessible from the kitchen, with steps leading up to the lawn. At the back of the garden, there is a separate sunny corner seating area, perfect for relaxation.













**Approximate Gross Internal Area 4336 sq ft - 404 sq m**

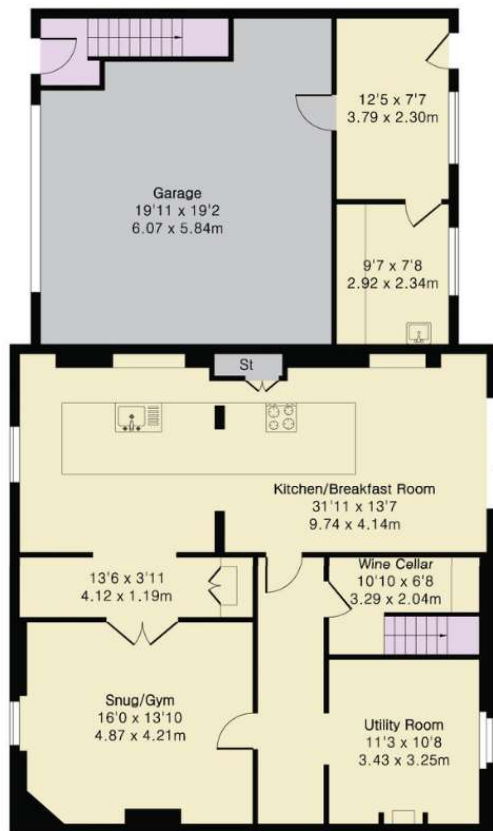
Lower Ground Floor Area 1028 sq ft – 96 sq m

Ground Floor Area 1032 sq ft – 96 sq m

First Floor Area 1028 sq ft – 96 sq m

Garage Ground Floor Area 624 sq ft – 58 sq m

Garage First Floor Area 624 sq ft – 58 sq m



Lower Ground Floor



Ground Floor



First 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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