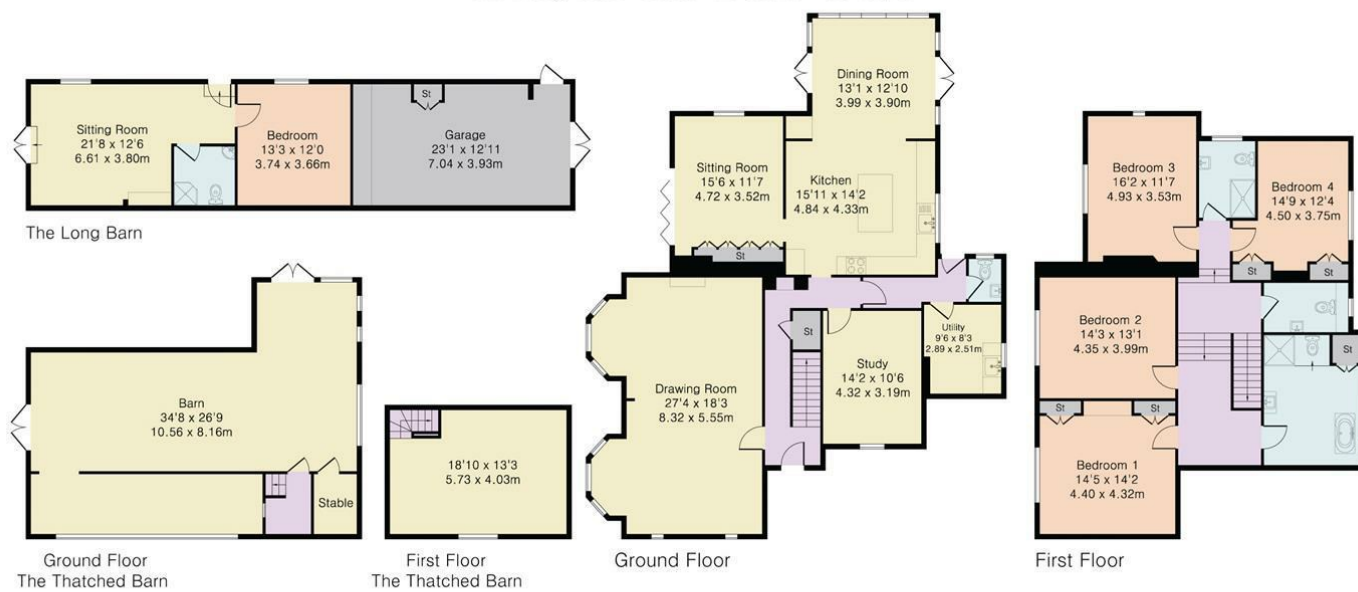


**Approximate Gross Internal Area 4438 sq ft - 412 sq m**  
 Ground Floor Area 1490 sq ft - 138 sq m  
 First Floor Area 1211 sq ft - 112 sq m  
 Ground Floor The Thatched Barn Area 749 sq ft - 70 sq m  
 First Floor The Thatched Barn Area 249 sq ft - 23 sq m  
 The Long Barn Area 739 sq ft - 69 sq m



**Guide Price**  
**£2,495,000**

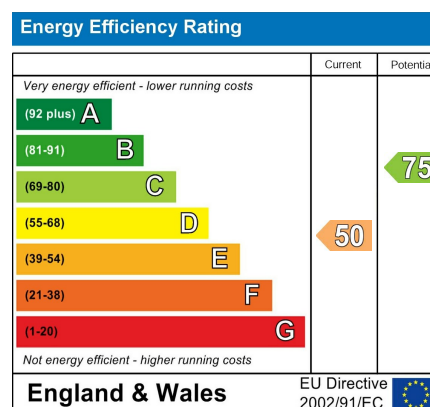
**Sonning Eye**

A fine Victorian country house in a tucked away location in this pretty hamlet, with guest lodge, detached barn, tennis court and 2.5 acres of gardens and grounds.

- Character four bedroom Victorian Country House
- Period features including high ceilings and open fire
- Detached thatched barn
- One bedroom guest lodge
- Gardens and grounds of 2.5 acres
- Hard tennis court
- Over 4,400 sq ft

**Victorian Village Country House**

- Henley-on-Thames 6 miles
- Twyford 3 miles
- Reading 4 miles
- M4 (J10) 7 miles
- London 38 miles
- Heathrow 28 miles







## Barn House

Tucked away in a quiet corner of this pretty riverside hamlet, Barn House stands in a private, elevated location surrounded by its own grounds and gardens.

Full of Victorian charm and features including high ceilings, an open fire, large windows and polished floors, the house has been extended over the years whilst retaining the period charm of the original house.

There is a welcoming porch and panelled hallway, a large and well-fitted kitchen with island and appliances, a lovely oak garden dining room with vaulted ceiling and a cosy family room with bifold doors to the garden. There is also an elegant drawing room with two bay windows with views over the terrace and gardens, a study and a cloakroom and utility room.

Upstairs, there are four spacious bedrooms and two bath/shower rooms, one exceptionally large with stand alone bath.

## The Long Barn guest lodge

Across the courtyard from the main house, is the charming timber-clad detached guest lodge. This has light and bright accommodation, vaulted ceilings and exposed oak timbers. There is a sitting room with doors to the terrace, a spacious bedroom and shower room. This is regularly rented out providing a useful income.

At the other end of the annexe is the garage, this could be incorporated into the guest lodge to create a second bedroom if required (stc).

## Thatched Barn

The wonderfully atmospheric Grade II Listed, thatched barn stands sentinel to the Barn House. The barn is at least 400 years old and there is nearly 1,000 sq ft of space set over two floors with a mezzanine. In recent years, it has been used as storage, a gym and party barn.

## Gardens and Grounds

The driveway leads past the barn to the generous gravelled parking area, the garage and annexe. The gardens to the Barn House lie mainly to the rear of the house with a paved terrace for outdoor dining and sweeping level areas of lawn edged with mature trees and herbaceous flower beds, leading down to the well-maintained hard tennis court. Beyond the maintained garden is a fenced paddock with stable and open barn, In all the gardens amount to 2.5 acres.



## Location

The charming hamlet of Sonning Eye lies on the Henley side of the River Thames and just across from the popular and historic village of Sonning which has local amenities including a well-regarded public house, a riverside hotel, dinner theatre and coffee shop. More extensive facilities can be found in nearby Twyford, or the towns of Henley-on-Thames and Reading.

There are mainline stations in Reading, Twyford and Maidenhead that provide fast trains, as well as the Elizabeth Line to London, Paddington and the city. The M4 J10 (5 miles) gives access to London and the West Country.

Schools include Sonning C of E primary school, Reading Blue Coat School in Sonning and Shiplake College. Extensive sporting facilities include boating on the Thames and golf at a number of local courses.

## Services

All mains connected. Gas fired central heating.  
EPC Rating: E.  
South Oxfordshire District Council, Tax Band: H.

## Directions

Post Code: RG4 6TN What3Words: ///speech.card.asleep

Tel: 01491 411911  
Email: [henley@robinsonsherston.co.uk](mailto:henley@robinsonsherston.co.uk)

## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*