



**TOTAL: 3338 sq. ft, 310 m2**  
GROUND FLOOR: 1797 sq. ft, 167 m2, FIRST FLOOR: 1541 sq. ft, 143 m2

This Plan Is For Layout Guidance Only. All Measurements Are Approximate. Not To Scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



**Guide Price**  
**£1,850,000**

## Acrefield

An impressive, newly built 4-bedroom detached home set in the picturesque and sought-after village of Sonning.

- New home
- Detached home (3338sq. ft)
- 4 bedrooms
- 3 bathrooms
- Open plan living
- Views over fields
- Single garage
- Built by Elegant Homes

**Newly built 4 bedroom home by Elegant Homes**

- Twyford 3 miles
- Reading 5 miles
- Henley on Thames 6 miles
- Maidenhead 9 miles
- London 37 miles
- Heathrow 25 miles





## Acrefield

Acrefield is a brand new, 4 bedroom detached home built by Elegant Homes—a respected Berkshire developer known for creating individual, high-quality homes.

From the entrance hall, you step into a spacious open-plan kitchen, dining, and living area. The kitchen blends style and function with bespoke cabinetry, Silestone worktops, NEFF appliances, a Rangemaster cooker, and thoughtful extras like a larder, wine cooler, Quooker tap, and American-style fridge/freezer.

Large double doors open out to the private garden, making it easy to enjoy the countryside views and bringing a great sense of space and light into the room.

The sitting room is a calm, comfortable space, centred around a log burner and traditional fireplace. A separate study provides a private space to work. Additionally, there is a cloakroom and utility room on the ground floor.

Upstairs, the main bedroom has its own ensuite and a generous dressing area. There are three more double bedrooms, each with fitted wardrobes. Bedroom 2 also has its own ensuite shower. The family bathroom continues the home's high standard of finish.

## Outside

The property is approached via a shared driveway and features a gate block-paved drive with parking for multiple vehicles. A detached single garage offers additional storage or parking. At the front, a well-maintained lawn and a natural pond add a touch of character and greenery to the setting.

To the rear of the property, there is a spacious patio area, with the remainder of the garden laid to lawn. This presents an excellent opportunity for prospective buyers to personalise the space and create a bespoke outdoor entertaining area that fully capitalises on the attractive rear views.



## Services

Mains water, drainage and electricity. Air source heat pump heating, EPC Rating B  
Wokingham Borough Council, Tax Band : new build not yet decided.

## Location

Acrefield is located in the popular and historic Thameside 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.

The highly regarded Sonning C of E primary school is in the village and there is a wide variety of further schools in the area including, 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.

## Directions

Post Code: RG4 6TH What3Words: ///stems.withdraws.aimless

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

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.*