



, Sonning Eye, Reading, RG4 6TT

£700,000

Walmsley



## , Sonning Eye, Reading, RG4 6TT

A rare opportunity to acquire a beautifully presented period property in the sought-after village of Sonning Eye, ideally located within a conservation area and close to local amenities. Believed to date back to the 16th Century, this charming home has been sympathetically extended over the years to offer spacious and versatile accommodation. The ground floor comprises an entrance porch, a characterful front-aspect sitting room with exposed wooden beams, a feature brick fireplace, and a wood-burning stove, a well-appointed kitchen with exposed brick chimney, a rear-aspect dining room with bay window and garden access, as well as a shower room and utility cupboard. On the first floor is a generous dual-aspect main bedroom with dressing area, a large family bathroom with both a bath and a wet room-style shower, and a second bedroom with built-in storage. To the second floor is useable attic space featuring attractive dormer windows currently used as a third bedroom. Outside, the property enjoys a private, southeast-facing garden with a patio area, mature plants, a small pond, raised bed, and an apple tree, with rear access leading to a garage in a nearby block. To the front, there are two allocated parking spaces. Full of period charm and modern comforts, this unique home is offered with an EPC rating of D and lies within Council Tax Band F. Viewing is highly recommended.

Tenure - Freehold







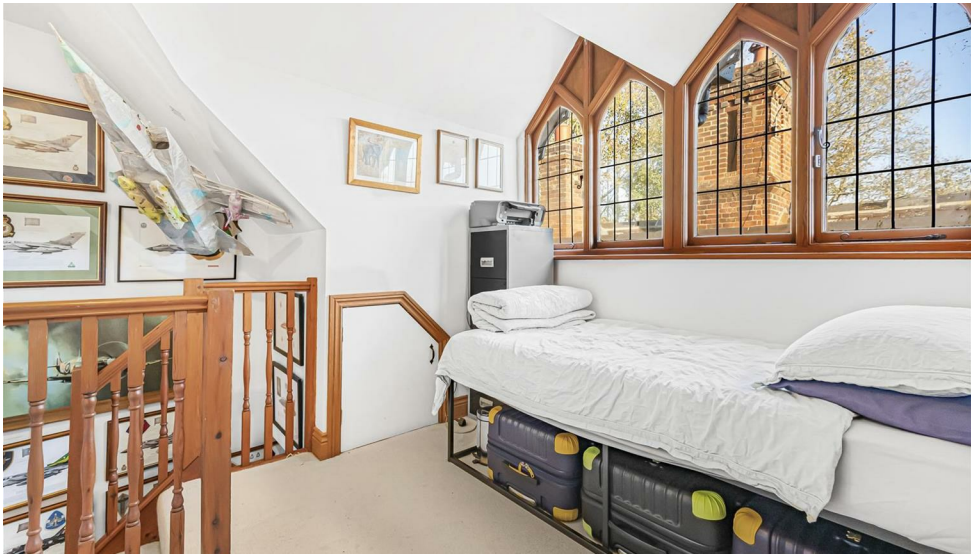
- 16th Century period property
- Parking
- Period features
- South-east facing garden
- Useable attic space
- Garage

 2
  1
  2
  D

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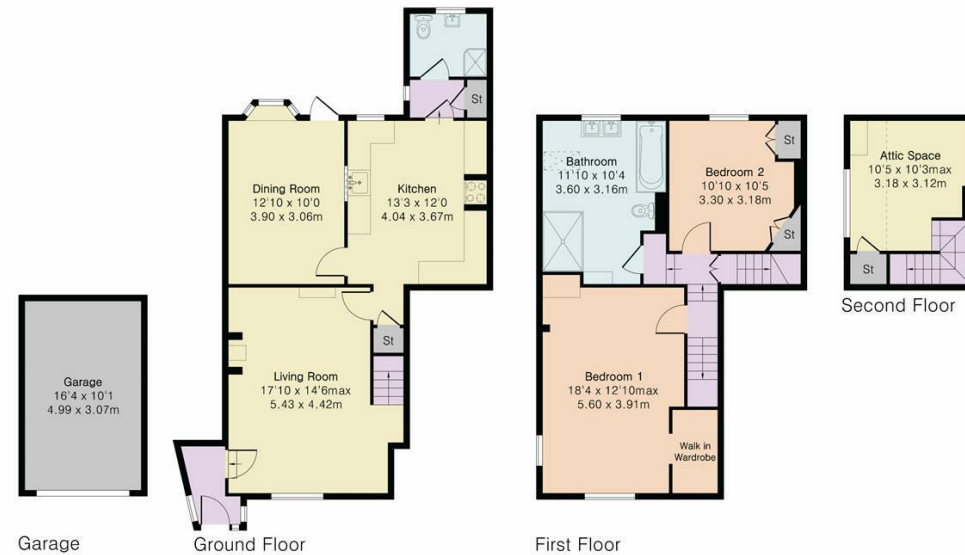
**Approximate Gross Internal Area 1413 sq ft - 132 sq m**

Ground Floor Area 676 sq ft - 63 sq m

First Floor Area 590 sq ft - 55 sq m

Second Floor Area 147 sq ft - 14 sq m

Garage Area 165 sq ft - 15 sq m



 PINK PLAN



Important: Walmsley Estate Agents would 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: [cavershamsales@walmsley.co.uk](mailto:cavershamsales@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

