



'Corndon' Holme Park Farm Lane,
Sonning On Thames, Reading, RG4 6SX
£1,295,000



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Holme Park Farm Lane, Sonning On Thames

Wentworth Estate Agents have great pleasure to offer "Corndon", a delightful FOUR BEDROOM DETACHED PROPERTY built in 1933, located in a private lane of only 4 properties in the sought after and picturesque Sonning-On-Thames. Sonning-on-Thames is a delightful village offering splendid walks along the River Thames and benefits from a fine selection of character restaurants and bars appealing to all tastes. The property sits on 0.4 of an acre.

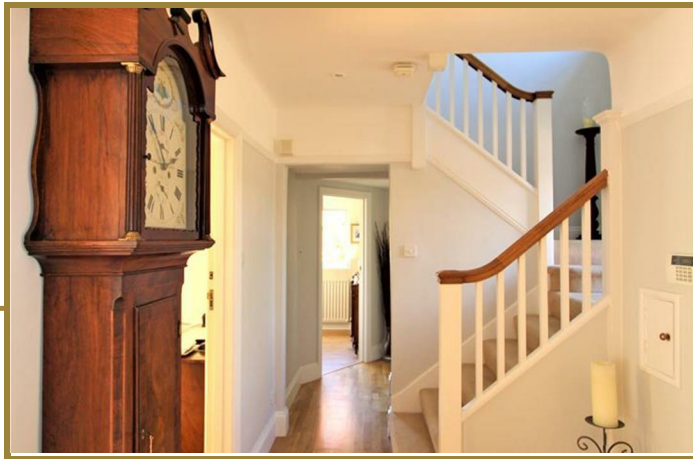
There is access to the M4 and A329. Reading town centre is approximately 5 miles away and Woodley town centre is one mile away; offering a range of shops and supermarkets, including Waitrose and Lidl. Twyford is only 3 miles away, with a mainline train station serving London Paddington and Reading. The village centre benefits from a range of shops, restaurants, coffee shops, Tesco Express and Waitrose.

There is a choice of highly respected independent schools with the closest being Reading Blue Coat School, which is within walking distance. Other local independent schools include Queen Anne's School and Shiplake College, with The Piggott School only 3 miles away. Sonning Church of England Primary School is also within walking distance of the property.

Ground floor accommodation comprises of a lovely open entrance hall, spacious cloakroom, sitting room with open fire place, dining room, large kitchen / breakfast room, family room with log burner and French doors with views over the rear garden, study and conservatory.

First floor accommodation comprises of Master bedroom with double built in wardrobes and four piece en suite bathroom, further two double bedrooms, single bedroom currently used as a dressing room and family bathroom.

Further benefits include gas central heating, large enclosed private laid to lawn gardens with separate decking and patio areas, plenty of parking on the return driveway and a stunning wooded copse opposite and owned by the property



Porch

Covered entrance porch with solid wood door to entrance hall.

Entrance Hall

Spacious hallway with under stairs cupboard and coats cupboard with stairs to the first floor.

Cloakroom

Accessed from the hallway with low level WC, pedestal wash hand basin and cupboard housing boiler, water softener and electric metres.

Sitting Room

To the rear of the property with bay window and casement door to garden. Open fireplace and built in storage and shelving. With double stained glass doors to study.

Study

In the centre of the house, with double doors to conservatory.

Conservatory

Fantastic views over the garden with 2 sets of double doors leading to decking and garden.

Dining Room

Double aspect room with built in storage and double doors to conservatory.

Kitchen / Breakfast Room

A stunning hand built kitchen with extensive range of floor and wall cupboards, two glass display cupboards, range master cooker with extractor over, integrated dishwasher, microwave and an american style fridge/freezer. Views to the front over garden and wooded copse. Breakfast area with doors to front garden and garage and door to rear lobby/utility room with room for washing machine and tumble dryer and door to family room and gardens.

Family Room

To the rear of the property a double aspect room with a feature log burner and double french doors to decking and gardens.

First Floor Landing

With half landing window with views to the front and accessed to roof space via loft ladder and airing cupboard.

Master Bedroom

To the rear of the property with double aspect windows and two built in wardrobes, dressing table and storage.

Ensuite

Four piece ensuite bathroom with free standing bath, large shower cubicle, low level WC, pedestal wash hand basin and chrome towel rail.

Bedroom 2

To the rear of the property, a spacious double bedroom.

Bedroom 3

To the side of the house with built in storage cupboard.

Bedroom 4

To the front of the property, which is currently used as a dressing room.

Family Bathroom

With square end bath with remote control shower over, low level WC and pedestal wash hand basin with views to the front garden.

Outside

'Comdon' stands in approximately 0.4 of an acre including wooded copse to the front and return driveway.

Garden

A large decking area, with further bricked built patio area. Large laid to lawn garden with well stocked borders with shrubs and plants offering a good degree of seclusion and south facing.



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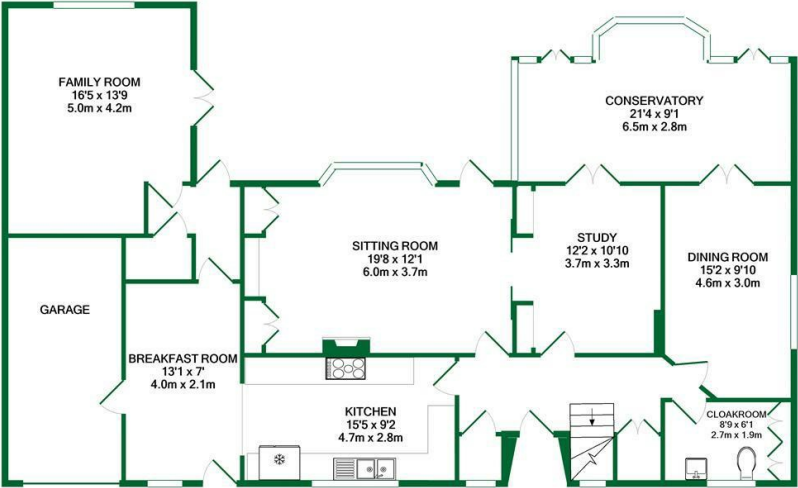
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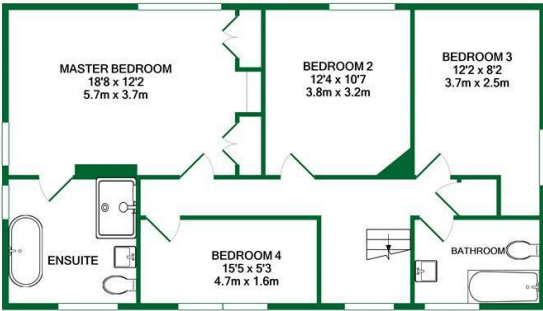
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GROUND FLOOR
APPROX. FLOOR
AREA 1639 SQ.FT.
(152.3 SQ.M.)



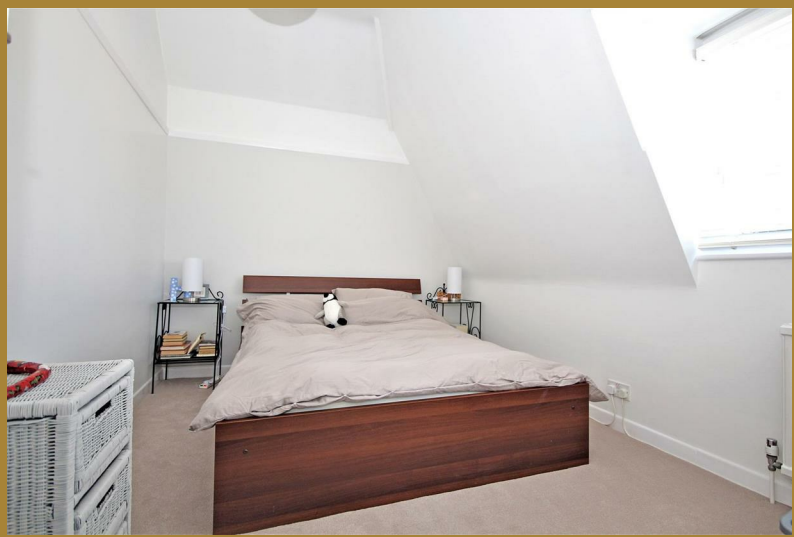
1ST FLOOR
APPROX. FLOOR
AREA 853 SQ.FT.
(79.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2492 SQ.FT. (231.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Estate Agent People Recommend



IMPORTANT: we would like to 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.