


Bath Road, Sonning, Reading, RG4 6TB

£700,000

Walmsley

# Bath Road, Sonning, Reading, RG4 6TB

Walmsley Estate Agency are pleased to offer to market this characterful four bedroom semi-detached family home presented in immaculate condition throughout and located in the picturesque village of Sonning. The flexible accommodation to the ground floor comprises; spacious entrance hall, formal dining room with cast iron fireplace, living room with feature brick fireplace, garden room, modern kitchen, utility room and a larder. To the first floor you will find four well-proportioned bedrooms, with en-suite to the principle bedroom, and a modern bathroom suite. Externally there is ample driveway parking for a number of vehicles, garage, a large private rear garden and an outhouse which could be used for storage or an office for those working from home.

Ideally situated for Sonning Golf Course and nearby business parks, the home also enjoys excellent transport links via the M4 motorway and Twyford stattion and is well-connected via Junctions 8/9 and 10 of the M4, offering easy access to Heathrow Airport (approx. 26 miles) and nearby towns including Reading , Henley & Maidenhead, all of which offer extensive shopping, leisure, and recreational facilities. Reading mainline station provides fast services to Paddington and the Elizabeth Line offers direct routes to Liverpool Street. The area is also well served by a range of reputable private and grammar schools, including The Abbey School, Crosfields, Kendrick School, Reading Blue Coat, Reading Grammar School, Shiplake College, and St Joseph's College. EPC rating F. Council tax band E.
https://moverly.com/sale/3VitMTKjc6AhGEbjker7YW/view

## Tenure - Freehold

















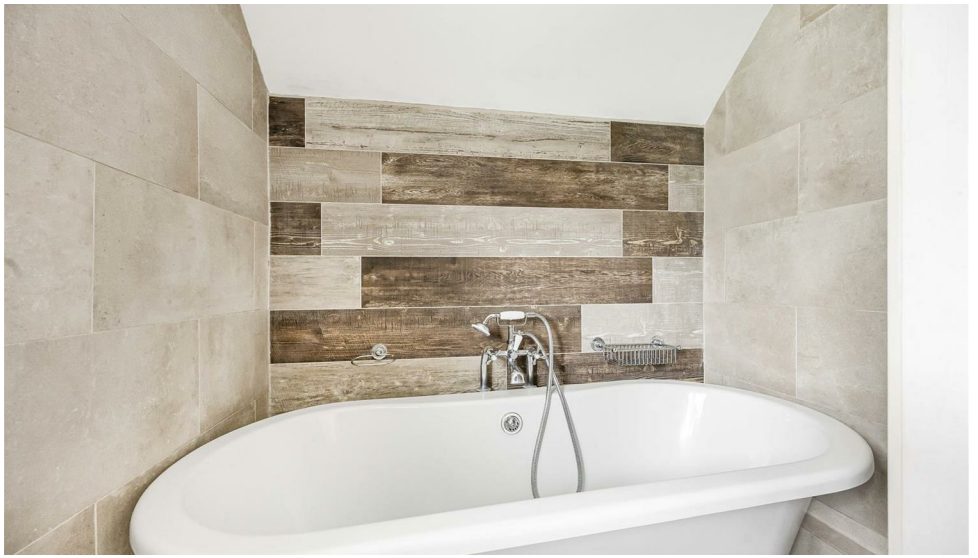
- Desirable location
- Driveway parking
- Attractive enclosed rear garden
- Two reception rooms
- Four bedrooms
- Council tax band
- EPC rating

4 2 2 F





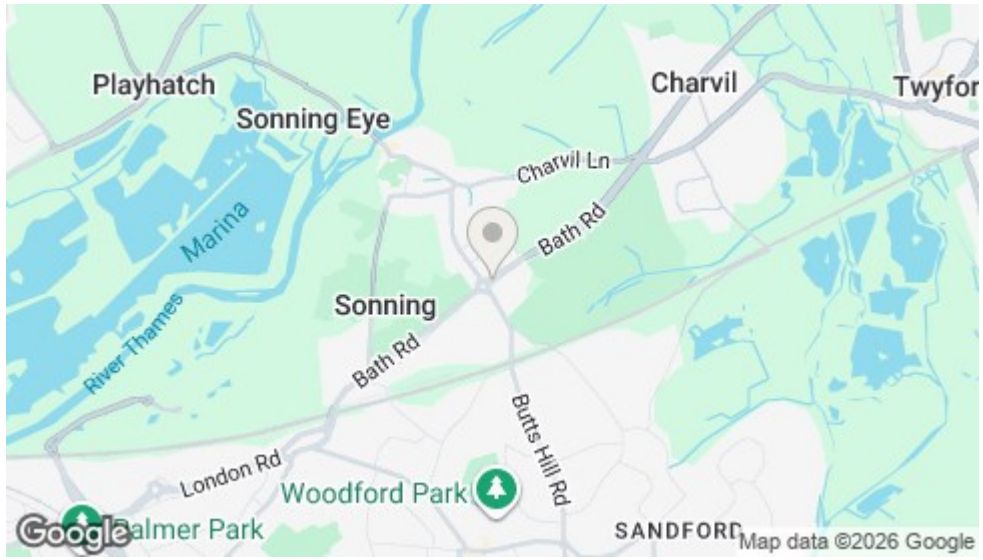




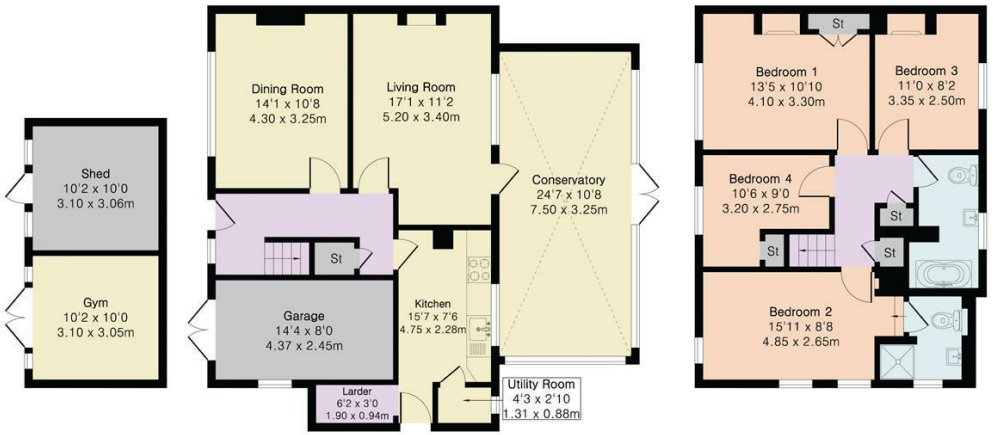







Playhatch
Sonning Eye
Charvil
Twyfor
Charvil Ln
Bath Rd
Marina
River Thames
Sonning
Bath Rd
Butts Hill Rd
London Rd
Woodford Park
almer Park
SANDFORD
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**Approximate Gross Internal Area 1845 sq ft - 171 sq m**
**(Including Garage & Outbuilding)**
Ground Floor Area 986 sq ft – 92 sq m
First Floor Area 651 sq ft – 60 sq m
Outbuilding Area 208 sq ft – 19 sq m




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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 www.walmsley.co.uk
0118 947 0511

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