



THE
BEECHES

Bath Road, Sonning, Reading, RG4 6TB

£790,000

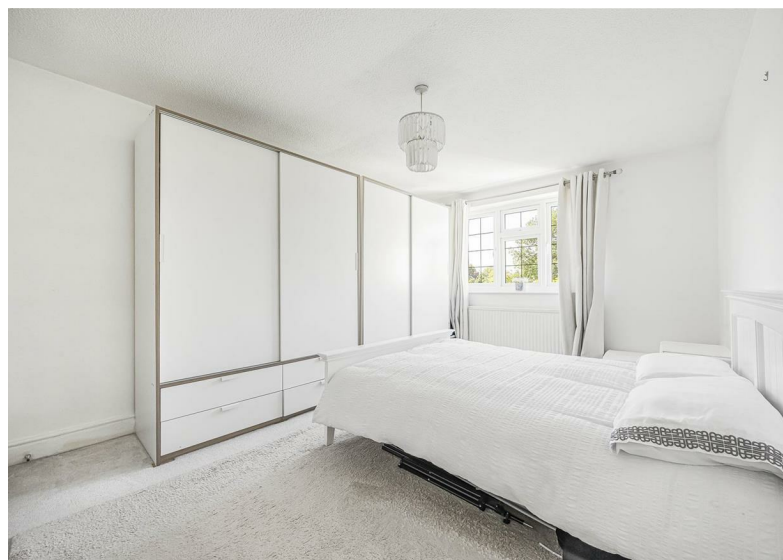
Walmsley

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A very well-presented detached family home located in the highly regarded village of Sonning, conveniently positioned within close proximity to local amenities, leisure facilities, and within walking distance of Sonning Primary School. The property is approached via an electric gated driveway providing ample off-road parking and further benefits from a generous size, well-established private garden. The accommodation includes four bedrooms, with en suites to both the principal and guest rooms, as well as two generous reception rooms and a fitted kitchen on the ground floor. Ideally situated for Sonning Golf Course and nearby business parks, the home also enjoys excellent transport links via the M4 motorway and Twyford station. It falls within the Charvil Piggott primary and secondary school catchment areas 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.
<https://moverly.com/sale/CicAYbxfSFGRPsb3eAaMm/view>

Tenure - Freehold





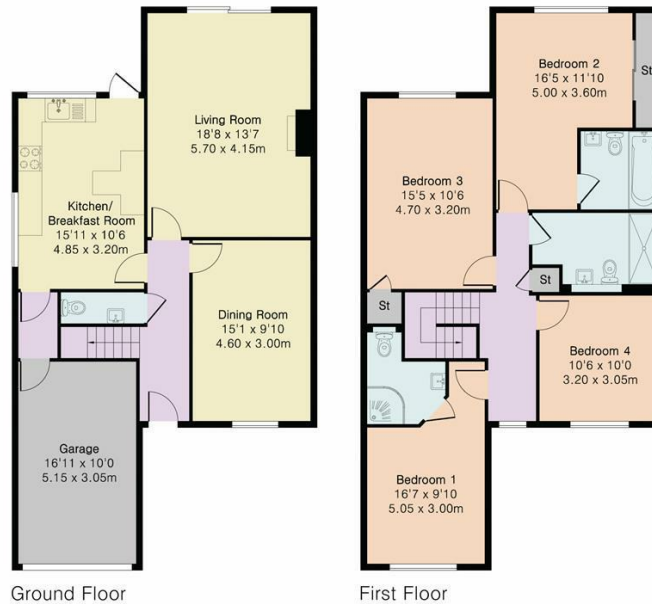
- Gated detached property
- Scope to for further extension (subject to the usual consents)
- Ample parking
- Sonning village
- Tax Band E
- EPC D

 4  3  2  D

Approximate Gross Internal Area 1742 sq ft - 162 sq m

Ground Floor Area 871 sq ft – 81 sq m

First Floor Area 871 sq ft – 81 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



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.



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