



A CHARMING AND ELEGANT PERIOD HOME WITH SWIMMING POOL

ELM HOUSE

THAMES STREET, SONNING, READING, RG4 6UR

Unfurnished, £5,700pcm + fees and other charges apply.*

Available from 19/08/2019



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£5,700 pcm Unfurnished

- 5 Bedrooms • 4 Bathrooms • 4 Receptions
- Family home • Garden • Village location • Good commuter links • Swimming pool • EPC Rating = D • Council Tax = H

Description

A spacious and charming five bedroom family home in the picturesque village of Sonning, with landscaped mature gardens, terrace, badminton court and swimming pool, plus games area, double garage and good sized gated driveway.

Upon entering the property is a spacious entrance hall leading to the kitchen / breakfast room. There is a boot room with side door and joining utility room, a conservatory with double doors to gardens and downstairs WC. The sitting room boasts an attractive bay window and the dining room has French doors leading to patio area. The drawing room benefits from a feature fireplace and doors to garden.

To the lower ground floor is a fully fitted bathroom with walk in shower, a small kitchenette, a gym and a games rooms.

The first floor has five well proportioned bedrooms and four bathrooms. The master bedroom boasts an en suite bathroom, built in wardrobes and terrace looking over the rear garden.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.



Elm House, Reading

Main House gross internal area = 4,734 sq ft / 440 sq m

Garage gross internal area = 470 sq ft / 44 sq m

Total gross internal area = 5,204 sq ft / 484 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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FLOORPLANS

Gross internal area: 5204 sq ft, 484 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190530ARAE

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Henley Lettings

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