

CEDAR COTTAGE

THAMES STREET • SONNING • BERKSHIRE



savills

CEDAR COTTAGE

THAMES STREET • SONNING
BERKSHIRE

Henley-on-Thames 6 miles • Twyford 3 miles
Reading 5 miles • M4 J10 6 miles (Cross Rail Station)
(Distances are approximate)

An attractive riverside
home with tennis court
and swimming pool

Reception hall • Drawing room • Sitting room
Family room • Kitchen/breakfast room • Two cloakrooms
Ground floor bedroom

Principal bedroom with dressing room and en suite
bathroom • Two further double bedrooms
Shower room • Family bathroom

Attached double garage and parking area

Delightful gardens

Swimming pool

Tennis court

Two River Thames moorings

In all about 0.8 acres





SITUATION

Cedar Cottage is situated in the popular and historic village of Sonning which has a public house and well known restaurants, The French Horn and Coppa Club. More extensive facilities can be found in the nearby towns of Twyford, Henley-on-Thames and Reading. There are mainline stations in Reading and Twyford giving easy access to London Paddington and the M4 J10 is approximately 6 miles away providing access to London and the West Country. There is a wide variety of schools in the area including Reading Blue Coat School (within walking distance), Queen Anne in Caversham and Shiplake College. Sporting facilities include boating on the Thames and golf at a number of local courses.

DESCRIPTION

Cedar Cottage is an attractive, attached property with painted render elevations under a clay tile roof. It sits within the Conservation Area and has retained charming features including wood panelled walls and open fireplaces in the main reception rooms. It has a kitchen and breakfast room with a range of fitted units.

To the first floor is a generous principal bedroom opening to a dressing room with built-in wardrobes and a large en suite bathroom. There are two further first floor bedrooms, (one with built-in cupboards), a family bathroom and a separate shower room. The fourth bedroom is situated on the ground floor.



OUTSIDE

The property is accessed from Thames Street via the Coppa Club restaurant carpark with a parking area to the front of the attached double garage. The drawing room has a door out to and looks out over the delightful gardens which are private and laid mainly to lawn with a variety of mature trees throughout. There is a paved terrace leading around to the swimming pool to the side of the house and beyond is the hard tennis court. The property has access to the River Thames over the tow path where it has designated mooring rights.

GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold with vacant possession on completion.

Services

All main services connected. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

Local authority

Wokingham District Council.

Energy Performance

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

Post code

RG4 6UR.

Directions

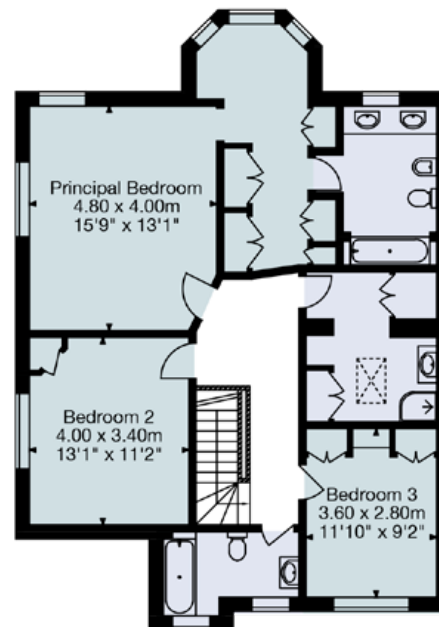
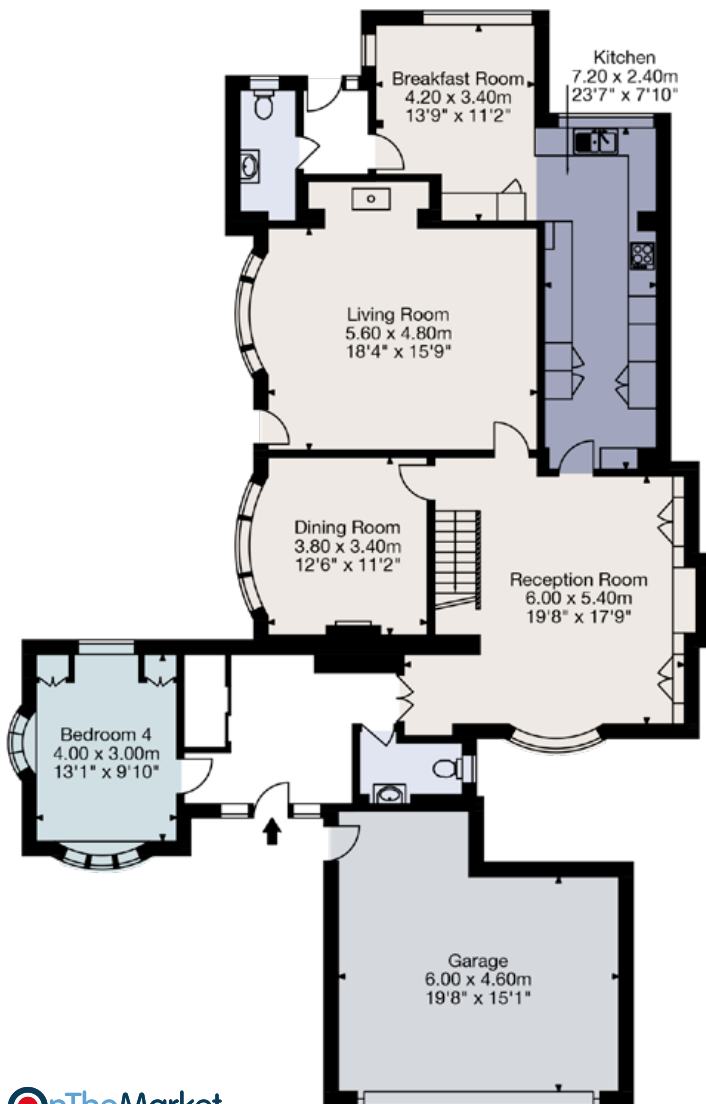
Leave Henley-on-Thames via the A4155 Reading Road. Continue through Shiplake and at The Flowing Spring public house turn left towards Sonning. At the end of the lane turn left onto the B478, straight across the mini roundabout, past The French Horn restaurant and over Sonning Bridge. Continue around the bend into Thames Street and turn left into the Coppa Club carpark. Drive through the car park bearing slightly left, Cedar Cottage can be found straight ahead.

Viewing

Strictly by appointment with Savills.

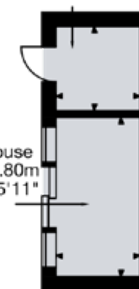






First Floor

Pool Plant Room
1.80 x 1.80m
5'11" x 5'11"



Pool House

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Approximate Gross Internal Area:

Main House: 239 sq m / 2,572 sq ft

Garage: 31 sq m / 334 sq ft

Pool House: 10 sq m / 107 sq ft

Total Area: 280 sq m / 3,013 sq ft

For identification only. Not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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