THATCHED COTTAGE
SONNING LANE • SONNING • BERKSHIRE • RG4 6ST

A delightful thatched property with planning set in the sought-after village of Sonning

Mileages
Reading town centre 3.3 miles, Henley-on-Thames 6.2 miles, M4 (Jct 10 for East and West and Jct 8/9 for Heathrow and London) 5.3 miles. (Distances are approximate)

Accommodation
Drawing room • Study • Family room • Dining room • Kitchen/breakfast room • Pantry • Cloakroom
Principal suite with dressing room and en suite shower room
6 Further bedrooms • Family bathroom • Shower room

Cellar
Double garage • Outbuildings • Green houses • Gardens
Tennis court • Swimming pool • Paddocks

In all about 7.65 acres

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Your attention is drawn to the Important Notice on the last page of the text
SITUATION

Thatched Cottage is situated in the popular and historic Thameside village of Sonning which has local amenities including a well-regarded public house, a riverside hotel, dinner theatre and a famous restaurant. More extensive facilities can be found in the nearby towns of Henley-on-Thames and Reading. There are mainline stations in Reading (3.8 miles) and Twyford (3.2miles) giving easy access to London, Paddington (from 23 minutes) with Crossrail service due to open at both stations in 2021. The M4 J10 is approximately 5 miles away providing access to Heathrow International airport, London and the West Country. There is a wide variety of schools of excellent repute in the area including Reading Blue Coat School (within walking distance), Queen Anne’s in Caversham, the Oratory and Shiplake College. Lambrook School is just 14 miles and Eton College 20 miles. Sporting facilities include boating on the Thames and golf at a number of local courses.

DESCRIPTION

Thatched Cottage is a delightful seven-bedroom property standing in its own private grounds, with more than 4,350 square feet of comfortable, flexible accommodation and extensive gardens with the benefit of planning permission to extend the house to 8,095 square feet. The property is located in the sought-after village of Sonning within easy reach of the stunning rolling countryside of the Chiltern Hills Area of Outstanding Natural Beauty.

The accommodation is finished and presented throughout with a traditional elegance, which showcases the four spacious reception rooms and their attractive features. There is a drawing room, family room, dining room and a study, all of which are well-proportioned rooms which are ideal for entertaining guests, or simply relaxing as a family. The kitchen and breakfast room has a variety of storage units and space for the necessary appliances, while there is also a walk-in pantry.

There are seven bedrooms on the first floor, including the very generous principal room, with an en suite shower room and access to the dressing room with its fitted wardrobes. There is also a family bathroom and a shower room, while three of the bedrooms have washbasins. Two of the bedrooms are connected, which could provide the opportunity to use one of them as a dressing room or office if required.
THATCHED COTTAGE
EXISTING FLOOR PLAN

Approximate Gross Internal Area:
Main House: 4,351 sq ft / 404 sq m
Garage: 312 sq ft / 29 sq m
Outbuilding: 832 sq ft / 77 sq m
Green House: 183 sq ft / 17 sq m

Not to scale. For identification purposes only.
OUTSIDE
The property is set in beautifully presented grounds, which include a hard tennis court and a heated outdoor swimming pool. The house is in a very private setting, not visible from the public highway and with its boundaries protected by mature trees. There is a gravel driveway to the front, which opens out into a large parking area and provides access to the double garage. To the rear there is a paved terrace area incorporating the swimming pool and further lawns. The gardens are characterised by ornate yew and box hedging, and a variety of specimen trees. There are two greenhouses, two lovely paddocks, a natural pond and a small wooded area. In all about 7.65 acres.

CURRENT PLANNING CONSENT
The property benefits from a current planning consent to increase the size of the main house from 4,351 sq. ft. to a total of 8,095 sq. ft. (40% increase) and with an additional separate building containing garages, a space for garden machinery, a workshop and an upstairs area, in total 1,635 sq. ft.. Detailed floorplans and drawings of elevations are available.

PP-08586833 (Wokingham District Council Planning)
IMPORTANT NOTICE: Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. VK027010. Capture Property. 01225 667287.

THATCHED COTTAGE

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GENERAL REMARKS AND STIPULATIONS

TENURE
Freehold with vacant possession on completion.

SERVICES
Mains water, gas, drainage and electricity.
In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

POST CODE
RG4 6ST

LOCAL AUTHORITY
Wokingham Borough District Council

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

DIRECTIONS
From Henley-on-Thames, take the bridge across the Thames, heading away from the town centre and turn right onto the A321/Wargrave Road. Continue for almost four miles, and then at the roundabout on the edge of Twyford, take the third exit onto the A4/New Bath Road. At the next roundabout, take the third exit onto the B478/Charvil Lane. After three quarters of a mile, at the roundabout, take the first exit onto the B4446/Pearson Road. Follow the road round to the left onto Sonning Lane, and you will find the entrance to the property on your left-hand side.

VIEWING
Strictly by appointment with Savills